LUPC Received
7/1/2025

58668	DP/BCP/RP/ULP 470	$1,771.10
Tracking No.	Permit No.	Fee Received

Property Information – LUPC Nonresidential Development Application

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant	Township, Town or Plantation	County
Burnt Jacket Holding I, LLC	Beaver Cove	Piscataquis

Tax Map, Plan, and Lot Numbers *[list all applicable; check tax bill(s)]*

001-001-A

Lot size *(in acres, or in square feet if less than 1 acre)*	Deed Book and Page #'s, and lease information if applicable *(include any lessor or lease lot numbers assigned by a property owner)*
1423.5 acres	Book 2873 Page 52

All Zoning on Property *(check the LUPC Land Use Guidance Map)*	Zoning at Development Site
M-GN, D-RS, P-WL1, P-WL3, P-GP, P-SL2	General Management (M-GN), Residential (D-RS), Protection Subdistrict - Wetlands - Forested (P-WL3)

Road Frontage: List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:

Road #1 Lily Bay Rd. Frontage 213 ft.

Road #2 Burnt Jacket Rd. - pvt.* / Allagash Rd. -pvt.* Frontage 20,500 / 5,500 ft.

Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:

Waterbody #1 Moosehead Lake Frontage 12,176 ft.

Waterbody #2 _____ Frontage _____ ft.

If there is no road frontage, describe the access for the property.

*Note: Burnt Jacket Road and Allagash Rd. fall within boundaries of lot 001-001-A

LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers:

Subdivision Permit # NA and Lot # NA *(usually included in deed description)*

BRIEF PROJECT SUMMARY *(include proposed zoning if submitting an application for zone change; include proposed project name, if applicable)*

The project consists of a utility line extension comprised of: two CMP poles and overhead wires extending westerly from Lily Bay Road for +/-60 ft, then underground utility line extension along Burnt Jacket Road for +/-12,651 ft, consisting of underground trench, +/-3' width, containing conduit, cables and electrical vaults, and will then branch off to follow a proposed new road on the applicant's property. A separate permit for this road (and the conduit within the trench was issued by LUPC on 6/25/25 (RP-3313).

APPLICATION FEE *(see the Application Fee exhibit for more information, including surcharges if paying online)* Please check **one** of the boxes below:

- ☑ I have enclosed a check or money order to pay my application fee.
- ☐ I would like to pay my application fee online. Please contact me with the necessary information.

EXHIBIT 1: DIRECTIONS AND LOCATION MAP:

NARRATIVE DIRECTIONS:

The site is located on the Burnt Jacket Mountain peninsula off of Lily Bay Road. From Greenville, ME, head north on Main Street for approximately 7.9 miles. Turn west onto Burnt Jacket Road. The site commences near the intersection of Lily Bay Road and Burnt Jacket Road.

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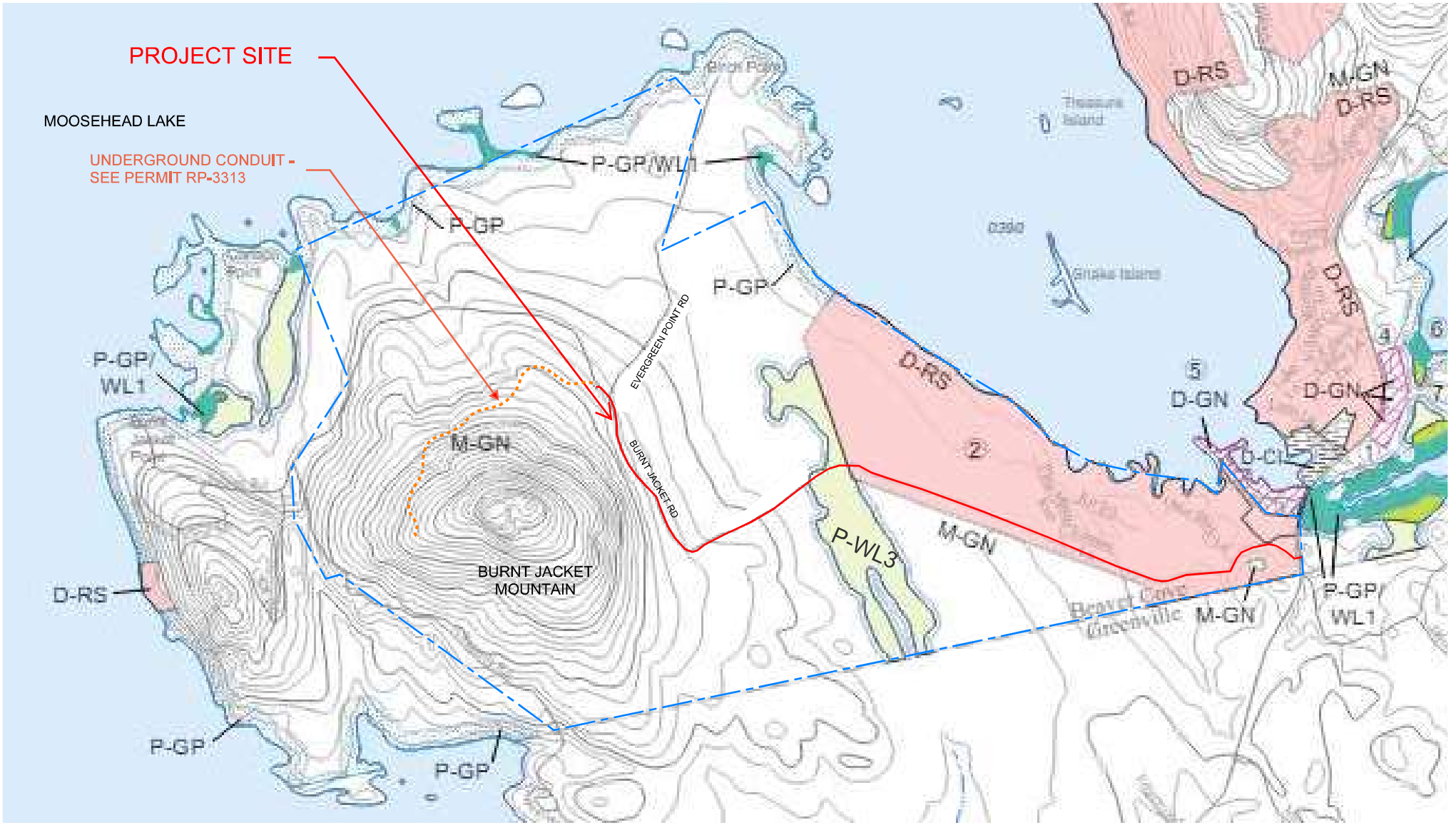
EXHIBIT 1 - DIRECTIONS AND LOCATION MAP - CONTINUED:



The project site is located off Lily Bay Road along and off Burnt Jacket Road. The project begins near the intersection of Lily Bay Road and Burnt Jacket Road, and is located entirely on private property.

- Property Line
- Proposed Utility Line Extension

0 2,000 4,000

SACLE: 1" = 2,000'

EXHIBIT 2 - PROJECT DESCRIPTION:

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The Burnt Jacket Holding I, LLC ownership has been used as commercial timberland. The property and the proposed project site are currently undeveloped and are crossed by a number of land management roads, including Burnt Jacket Road. BP-17544 has been issued for a residence and ancillary structures. A Non-residential Permit (RP-3313) was issued by LUPC on 6/25/2025 for construction of a new road to serve residential and land management uses on the applicant's property.

The project consists of an underground utility line extension to serve residential and land management uses on the applicant's property. The proposed line extension will extend westerly from poles along Lily Bay Road. Central Maine Power will install two additional poles and overhead wires on the applicant's property near Lily Bay Road. The utility line will then transition underground via a privately owned underground conduit with line and low voltage cables.

The CMP installation of two poles and overhead wires will extend +/-60 feet extending westerly from the applicant’s easterly boundary at Lily Bay Road and will then transition underground. The proposed underground utility line extension (see Exhibit 10 and the detailed site plan of infrastructure showing location of conduit and underground electrical vaults to be located below ground within the shoulder of the existing roadway of Burnt Jacket Road. The underground utility lines will then leave the Burnt Jacket Road area and be installed within the conduit shown as part of the detailed site plans included in Non-Residential Permit RP-3313 (see dotted line on Site Plan previous page).

Once the underground utility extension project is completed, except for the initial CMP poles near Lily Bay Road, the project infrastructure will be below ground within the shoulder of the existing roadway of Burnt Jacket Road.

EXHIBIT 3 - DEED:

Please refer to BP-17544 and to the Non-Residential Permit received on 6/25/2025 (RP-3313). The Burnt Jacket Holding I, LLC deed information has not changed.

Book 2873, Page 52

EXHIBIT 4 - APPLICATION FEE:

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Section 4 - Application Fee Calculation

	Fee	
1	$500.00	Base Fee - Non-residential development (1.02.B.1.r.)
2	$1,271.10	Activity Specific Fee
3	$0.00	Fees for Uses Allowed by Special Exception (see Ch 10.21)
4	$0.00	After-the-Fact-Fee
	$1,771.10	

	Activity Specific Fees	
2g	Utility Lines and Pipelines	
	0.10	Per linear foot of utility line or pipe
	12,711	Linear feet
	$1,271.10	Fee

EXHIBIT 5B - FINANCIAL CAPACITY:

LUPC Received
7/1/2025

1735 Market Street | 26th Floor|
Philadelphia, PA 19103 |Tel: 215-814-7223|
gaspare.cintorrino@gs.com

Gaspare Cintorrino
Vice President
Private Wealth Management
Asset and Wealth Management Division

Goldman Sachs

April 29, 2025

Maine Land Use Planning Commission (LUPC)
22 State House Sta,
Augusta, ME 04333

Re: Burnt Jacket Holding I, LLC (EA0-xxx08-3)

To Whom It May Concern:

We are providing this letter to you at the request of our client, Burnt Jacket Holding I, LLC, to confirm certain information regarding assets and/or funds held in the above-referenced account (the "Account") maintained with Goldman Sachs & Co. LLC.

As of the close of business on April 28, 2025, the approximate market value of the Account was in excess of $2,250,000.

This letter is provided for your information only and should be handled in a confidential manner. The content of this letter is based on information we believe to be reliable, but we do not represent that such information is accurate or complete, and it should not be relied on as such. Market values are current as of the date set forth above and are subject to change for various reasons, including market fluctuation, client trading and withdrawals. The above market value does not take into consideration any liabilities or indebtedness the client may have outside of the Account either at Goldman Sachs or with another party.

Please contact us if we can be of further assistance.

Very truly yours,

Gaspare Cintorrino

cc: Burnt Jacket Holding I, LLC

EXHIBIT 5B - FINANCIAL CAPACITY:

LUPC Received
7/1/2025

207.280.2946

76 Industrial Park Road
PO Box 731
Greenville, ME 04441

PROPOSAL

Proposal Submitted To Beaconsfield

Date Feb.28, 2025

Street

Job Name Underground electrical trench

City, State and Zip Code

We propose hereby to furnish material and labor - complete in accordance with specifications below for the sum of: please see below

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Our workers are fully covered by insurance.

Authorized Signature

Mike Theriault

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

Proposal to Include:

Mobilization and all erosion control measures in place.
Coordination with dig safe, safety controls and inspection.
Excavation of approximately 12,717ft of underground electrical trench.
Depth and width TBD by code and actual conditions on the ground.
Trench bottom will be 6" of bedding sand and following with all back fill consisting of compacted 1/2"minus sand per code.

Cost for ledge rock removal will be extra.
Conduits installed by others.
All permits by owner.

This proposal is for estimating purposes only. Actual quote will be determined when all of the construction details are worked out.

#1. Estimate for ideal conditions with very little rock removal. $31.00 per/ft x 12,717 = $394,227.00
#2. Estimate for difficult digging with alot of ledge and rocks. $45.00 per/ft x 12,717 = $572,265.00
#3. Removal of rocks/ledge on shoulder of road.....Price to be determined.....
Many possibilities for moving and sizing these rocks for future use on the project

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

EXHIBIT 5B - FINANCIAL CAPACITY:

LUPC Received
7/1/2025

ESTIMATE

Powerline Construction Inc.
1328 Milo Rd
Sebec, ME 04481

pwrlineconstruction@outlook.com
+1 (207) 949-6777

Bill to
Karen Thomas Associates, Inc.

Estimate details
Estimate no.: 1158
Estimate date: 01/08/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Line Extension**	12,500'-13,000' Primary URD line extension Powerline to show up once all conduit is laid, all 11 concrete pull boxes are installed and all 3 sectionalizer volts are installed. Powerline to build riser pole on third pole in, using (4) stand off brackets, running conduit up the pole, furnish & install (1) cross arm (3) arm brackets (3) cable positioning brackets (3) terminations (3) Lightning arrestors, coated copper tap wire. Copper down ground, copper ground rod, staples & aluminum connectors. Powerline to install 40,000' of customer supplied 4/0 Aluminum primary URD wire. Will need (18 reels of 2500') equaling a total of 45,000 feet. Provide & Install approximately (15) 200 Amp Elbows, (15) Splices & (3) Terminations BFS to supply all wire.	1	$281,250.00	$281,250.00
2.	**Job**	Powerline to provide and install (3) Sectionalizer Cabinets	1	$34,750.00	$34,750.00
3.	**Job**	Provide & Install Milbank S2718FBXLC Provide & Install conduit riser and supports per CMP Details Electrical Permit	1	$7,400.00	$7,400.00
4.	**Job**	Furnish & Install Fiberglass Conduit Complete, Labor & Equipment Estimated lead time once the order is placed is 5 weeks Sales tax & permit included If conduit is furnished by BFS Value $465,000	1	$1,219,500.00	$1,219,500.00

If Misc. Materials are furnished by BFS
Value $145,000
-Fiberglass Fittings
-Adhesive
-Conduit Spacers
-Mule Line
-Burial Tape
-Grounding (per details)

NOTE
Substitute the Fiberglass conduits for schedule 80 PVC for a credit of $200,000 from base bid
-Substitute the Fiberglass conduits for schedule 40 PVC for a credit of $290,000 from base bid

Bid Excludes:
Cutting, Patching & Painting
Saw Cutting or Concrete
Digging, Trenching, Ledge removal, or backfill
Precast Vaults or Boxes
Press-Seal Gaskets (Come in precast vaults)
Utility Charges
Bond
Wage Scale
Tariffs

Quotes good for 30 days

Total **$1,542,900.00**

Note to customer

LEDGE IS NOT INCLUDED

Accepted date **Accepted by**

EXHIBIT 5B - FINANCIAL CAPACITY:

LUPC Received
7/1/2025

ESTIMATE

Powerline Construction Inc.
1328 Milo Rd
Sebec, ME 04481

pwrlineconstruction@outlook.com
+1 (207) 949-6777

Bill to
Karen Thomas Associates, Inc.

Estimate details
Estimate no.: 1176
Estimate date: 03/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Job**	Furnish and deliver the following Precast to the site. Placement will be by earthwork contractor. 3- Sectionalizer Cabinet Vaults (detail 2 on U201) 11- Electrical MV Pull Box with Covers “Power" (detail 3 on U201) 5 - Communications Concrete Vault with Covers "Communications" (detail 5 on U201) Bid Excludes: Cutting, Patching & Painting Saw Cutting or Concrete Digging, Trenching, Ledge removal, or Backfill Stone or drainage pipe Estimated lead time once the order is placed 4-6 weeks Quote is good for 30 Days	1	$86,500.00	$86,500.00

Total **$86,500.00**

Note to customer
LEDGE IS NOT INCLUDED

Accepted date **Accepted by**

LUPC Received
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Project Team:

Karen Thomas Associates (Owner's Representative):

Karen Thomas Associates is a multidisciplinary firm specializing in project management and owner's representation. They have completed well over $3.5B worth of residential projects in locations throughout the US, inclusive of extensive private site civil development supporting residential projects. Ms. Thomas, a licensed architect, has over 35 years of experience in architecture, engineering, and construction for complex projects, including extensive participation in land use management, planning, environmental stewardship and materials resource management, logistics planning, scheduling and cost containment and centralized team coordination and precision workflow processes.

Name	License Type	License Number	Expiration
Karen Thomas	Architect	NY: 022386	08/31/26
Dmitriy Polyakov	Architect	NY: 042790	04/30/28
Phil Reville	Architect	NY: 045384	03/31/26

Sevee & Maher Engineers (Civil Engineers)

Daniel P. Diffin, P.E., LEED AP - Site Design and Permitting – Mr. Diffin has more than 20 years of experience on a wide variety of civil engineering design and construction management projects for private and public sector clients. Mr. Diffin has been responsible for the engineering, design, and construction services for land development projects, commercial, industrial, and medical site developments, educational campuses, stormwater management and erosion control projects, and local, state, and federal permitting. Typical projects include: Bath Iron Works, Bath, Maine – Facility Build-out Plan; Woodland Pulp Mill – Tissue Machine Project at the Baileyville, Maine mill; Backyard Farms, Madison, Maine R&D Station and other facility upgrades and Long Creek Watershed, Westbrook, Maine stormwater retrofits in Catchment B21 of the Long Creek Watershed Management Plan.

Name	License Type	License Number	Expiration
Daniel P. Diffin	Professional Engineer	PE11841	12/31/25

Axiom Engineering Group (Structural Engineer)

Axiom is a multidisciplinary firm specializing in structural, mechanical, plumbing, and low voltage engineering. They work on residential and commercial projects across the US and have provided engineering services on large-scale residential and commercial projects. Travis Kukay, PE, leads the structural engineering group.

Mr. Kukay has a combined 20 years of providing consulting services in the Mechanical, Civil, and Structural fields. He has been Engineer of Record and responsible for the design, engineering and construction administration on a variety of retention/foundation design systems including micro piles, helical piers, soil nail walls, supported and cantilevered gravity/semi gravity walls in areas with a seismic design categories D and high snow load areas up to 200 psf. Projects include private

roadway systems, residential and commercial building structural foundations, deck assemblies as well as private bridges rated for HS lane loading per AASHTO specifications.

Name	License Type	License Number	Expiration
Paul DeWolfe	Professional Engineer	PE11052	12/31/2025

JPI Engineering (Electrical Engineer)

JPI is an electrical engineering firm with over 30 years of experience on a wide range of project types. They have worked with numerous utility companies on both residential and commercial development projects.

Name	License Type	License Number	Expiration
James Ingalls	Professional Engineer	PE19019	12/31/2025

JLF & Associates (Architect)

JLF has over forty years of experience designing large-scale residential projects. They have built a reputation for leading complex projects with multi-disciplinary design teams. Based in Bozeman, Montana, they work on projects across the US.

Name	License Type	License Number	Expiration
Jeremy Scott	Architect	ARC5668	6/30/2025

Verdone Landscape Architects (Landscape Architects)

Verdone Landscape Architects has over 30 years of experience on private, commercial, and municipal projects. Brannon Bleggi leads the landscape design team and is a licensed Landscape Architect in Maine.

Name	License Type	License Number	Expiration
Brannon Bleggi	Landscape Architect	LAR5891	06/30/2025

Flycatcher, LLC (Natural Resource Science Consultants)

Flycatcher LLC (Flycatcher) is a land use consulting company based in Yarmouth, Maine. They provide project consultation based on the best available science, the regulatory requirements, and the needs of our clients and projects. They support a wide range of clients and projects across multiple disciplines, including environmental studies; strategic permit execution at the federal, state and local levels; project siting and land acquisition; constraints analyses; GIS services; stakeholder engagement; natural resource mitigation and restoration; coastal restoration permitting and design; stakeholder identification and consultation; and compliance/construction inspection. Flycatcher has direct experience working for clients within The LUPC jurisdiction, assisting to collect natural resource data and permit projects on ski mountains, lakes, and even coastal islands.

Rodney is the Project Manager for Flycatcher, conducting and overseeing work performed on this Project. He is a Managing Partner and Senior Scientist with over 25 years' experience in the environmental consulting industry. He has several licenses and certifications, is currently the President of the Maine Association of Professional Soil Scientists (MAPSS) and was the former Chair of both the Planning Board and Comprehensive Planning Committee in the Town of Dedham, Maine. Additionally, in 2023 he was an adjunct professor at the University of Maine at Orono.

PROFESSIONAL CERTIFICATIONS

- Certified Wildlife Biologist #102308 (CWB), The Wildlife Society
- Certified Professional Soil Scientist #353740 (CPSS), Soil Science Society of America
- Professional Wetland Scientist #1518 (PWS), Society of Wetland Scientists
- Certified Professional in Erosion & Sediment Control #4625 (CPESC), EnviroCert International, Inc.
- Certified Erosion, Sediment and Stormwater Inspector #12451 (CESSWI), EnviroCert International, Inc.
- Licensed Soil Scientist #SS552 (CSS), State of Maine
- Licensed Site Evaluator #S371 (LSE), State of Maine
- Maine Certification in Erosion Control Practices (1432), State of Maine
- Maine Department of Environmental Protection Qualified Third-Party Inspector
- Former President (Maine Chapter) and Member, The Wildlife Society, Maine
- President and Member, Maine Association of Professional Soil Scientists

Name	License Type	License Number	Expiration
Rodney Kelshaw	Soil Scientist	SS552	06/30/2025

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NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that Burnt Jacket Holding I, LLC
(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to _____

Construct above-ground utility extension of +/- 60 feet and underground utility extension of +/- 12,651 feet along Burnt Jacket Road, affecting
(general description of proposed activity, use, and acreage)

approximately 0.87 acres. Installation of utility cables within conduits included as part of Permit RP-3313.

_____ located in Town of Beaver Cove, Piscataquis County.
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below *(circle the appropriate office)* on July 1, 2025.
(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE		NORTHERN REGION	
		Serving most of Aroostook County and northern Penobscot County	
18 Elkins Lane - Harlow Bldg.	Tel. (207) 287-2631	45 Radar Road	Tel. (207) 435-7970
22 State House Station	TTY (888) 577-6690	Ashland, ME 04732-3600	Tel. (207) 435-7969
Augusta, ME 04333-0022	FAX (207) 287-7439		FAX (207) 435-7184
DOWNEAST REGION		**EASTERN REGION**	
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area		*Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County*	
106 Hogan Rd, Suite 8	Tel. (207) 215-4685	191 Main Street	Tel. (207) 485-8354
Bangor, ME 04401	Tel. (207) 592-4448	East Millinocket, ME 04430	Tel. (207) 399-2176
	FAX (207) 941-4222		FAX (207) 746-2243
MOOSEHEAD REGION		**WESTERN REGION**	
Serving Somerset County and most of Piscataquis County		*Serving Franklin County and Oxford County*	
43 Lakeview Street	Tel. (207) 349-0941	932 US Route 2 East	Tel. (207) 670-7492 FR
P.O. Box 1107	Tel. (207) 731-4398	Wilton, ME 04294	Tel. (207) 670-7493 OX
Greenville, ME 04441			

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

LIST OF PROPERTY OWNERS WITHIN 1000 FT OF PROPOSED UTLITY LINE EXTENSION PROJECT ON BURNT JACKET HOLDING I, LLC PROPERTY - EXHIBIT 7 NOTICE MAILED TO EACH OWNER ON 6/27/2025*

Tax Map-Lot	Owners' Names	Subdivision Lot #	Mailing Address	Book-Page
Beaver Cove				
010-004	Malloy, Edward M. Malloy, Maureen A.	Subdivision Lot S1	8 Upton Way Sewell NJ 08080	2717/281
010-005	Johnson, Kelley (trustee) Johnson, Scott (trustee)	Subdivision Lot S2	2765 Crystal Way Naples FL 34119	2848/136
010-016	Common Area (exempt)	Subdivision Lot C2		
010-018	Hughes, Raymond L II Hughes, Christine E.	Subdivision Lot S5	13 Talia Road Flemington NJ 08822	2351/13 2638/151
010-018	Hughes, Raymond L II Hughes, Christine E.	Subdivision Lot S6	13 Talia Road Flemington NJ 08822	2351/21 2638/151
010-021	Koopman White, Jane White, Stephen Joseph II (Trustees of White Family Trust)	Subdivision Lot S7	147 Daniels Road Rowley MA 01969	2343/168 3033/304
010-022	Perkins, John A, Jr. Perkins, Kathleen	Subdivision Lot S8	795 Lily Bay Rd, #706 Beaver Cove ME 04441	2701/145
010-023	Kenney, David Kenney, Lori	Subdivision Lot S9	59 Engel Lane Freeport ME 04032	2587/54
010-024	Brewster, David T., Trustee Kew, Julia M., Trustee	Subdivision Lot S10	8 Prospect Street Winchester MA 01890	2479/290
010-025	Shepard, David Shepard, Geraldine	Subdivision Lot S11	53 Brown Rd Hampton Falls NH 03844	2765/303
010-026	Hall, Nathan Darrel	Subdivision Lot S12	159 Jewett Road Pittston, ME 04345	TODD 2886/163
010-029	Young, David F. Young, Deanna M	n/a	238 Far Reach Road Westwood MA 02090	2508/181
010-031	Beaver Cove Sewer & Water Association		c/o John Guerin, President 795 Lily Bay Rd Unit 211, Beaver Cove, ME 04441	
*** NOTE: The Exhibit 7 Notice of Filing of Application was also mailed on 6/27/25 to the Town of Beaver Cove Select Board at the following address: 795 Lily Bay Road, Unit #101, Beaver Cove, Maine 0441.**				
Greenville:				
TM 13 Lot 2-16	Wayne H. Plummer, Jr. and Barbara S. Plummer		3405 Lily Bay Rd, Frenchtown Twp, ME 0441	2848/262
TM 13, Lot 2-15	Joy E. Harrington		PO Box 1183, Greenville ME 04441	1277/278
TM 13, Lot 2-17	Richard Andrew Graves and Jody Lynne Graves		2340 Conewago Dr. Dover, PA 17315	2970/178; 2933/161; 1340/230
TM 13, Lot 2-18	Moosehead Real Estate Management Inc.		PO Box 1181, Greenville, ME 04441	2712/204
TM 13, Lot 7	Beaver Creek, Inc.		PO Box 1181,	2712/199;
TM 13, Lot 9	Scammon Ridge Headwaters LLC		45 Exchange St, Portland ME 04101	2953/246
TM 12, Lot 7	Niall M. Ferguson and Elizabeth J. Ferguson		15 Spring Rock Road Branford CT 06405	2835/278; 986/207

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EXHIBIT 8 - LAND DIVISION HISTORY:

Please refer to BP-17544 and to Non-residential Permit RP-3313 issued on 6/25/2025. The Land Division History set forth therein has not changed.

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For Use with Exhibit 9: Structures Table

Applicant/Project Name: Burnt Jacket Holding I, LLC

Refer to Structures, Features, Uses (Exhibit 9) for instructions. Name structures consistent with the labeling used on the Site Plans (Exhibit 10).

Structure Type and Use (specify if temporary)	Year Built or Duration (if temporary)	Proposed alterations (check all that apply)									Exterior Dimensions (LxWxH) in ft Indicate Current (C) & Proposed (P)	Type of Foundation	Number of:		Distance (in feet) of structure from nearest:					
		Change in Use	New Construction	Expand or Add On	Reconstruct or Replace	Permanent foundation	Relocate or Remove	Enclose deck or porch	Change Dimensions or Setbacks	Other			Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Structures																				
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LUPC Received
7/1/2025

For Use with Exhibit 9: Infrastructure Table

Applicant/Project Name: Burnt Jacket Holding I, LLC

Refer to Structures, Features, Uses (Exhibit 9) for instructions. Name infrastructure consistent with the labeling used on the Site Plans (Exhibit 10).

Infrastructure Type and Use (specify if temporary)	Proposed alterations (check all that apply)							Dimensions (LxW) in ft	Year Built or Duration (if temporary)	Average Slope (%)	Max. Sustain. Slope (%)	Distance (in feet) of infrastructure from nearest:					
	Change in Use	New Construction	Change Dimensions	Reconstruct or Replace	Relocate	Change Setbacks	Other					Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Infrastructure																	
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
Proposed Infrastructure																	
CMP utility line extension	☐	☑	☐	☐	☐	☐	☐	60'	2025	5	12	0	0	3,580	N/A	18	N/A
Private utility line extension	☐	☑	☐	☐	☐	☐	☐	12,651'x3'	2025	8.9	12	0	0	3,580	N/A	18	N/A
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										

EXHIBIT 9 - STRUCTURES, FEATURES, AND USES:

LUPC Received
7/1/2025

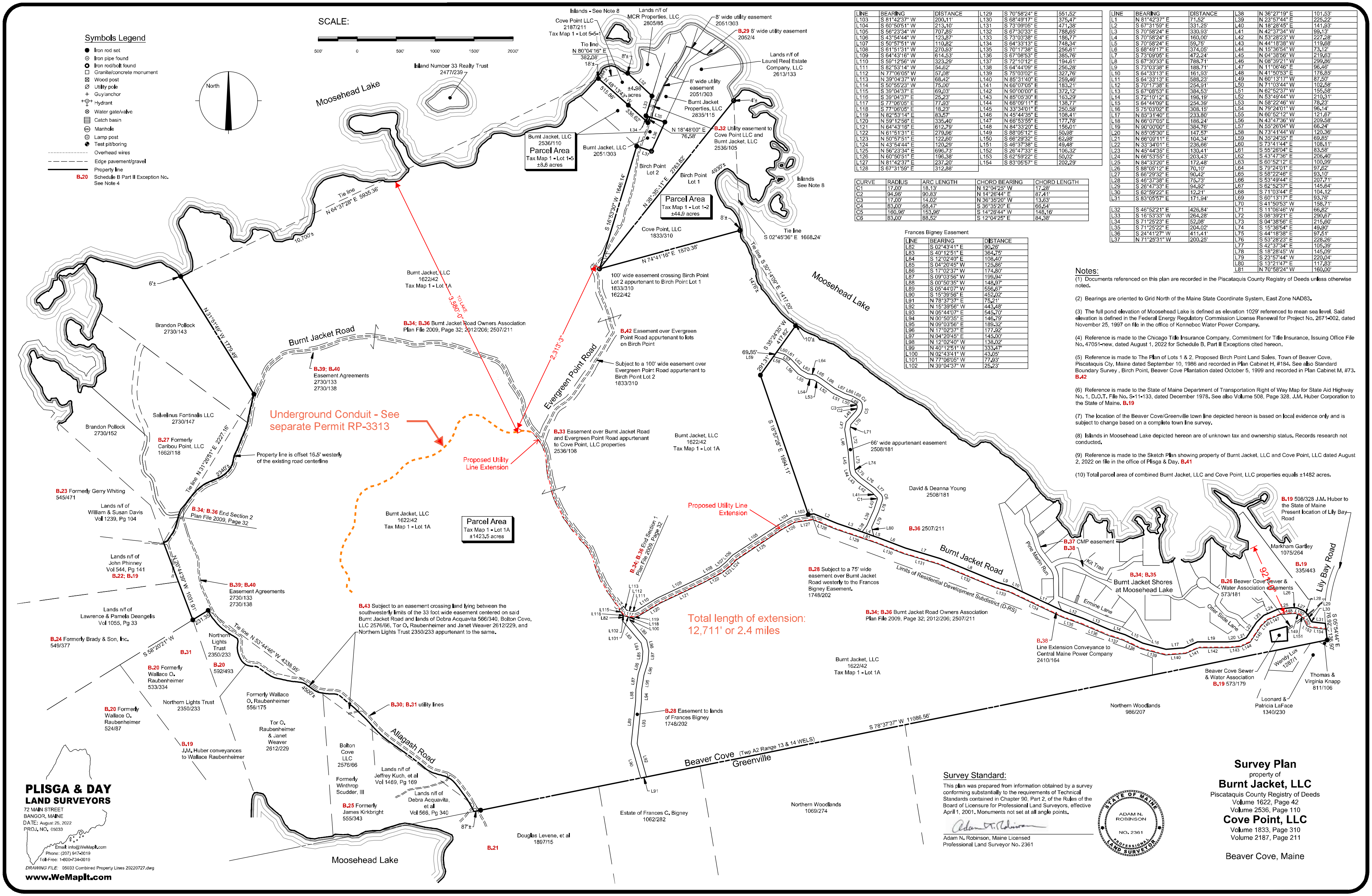
The Burnt Jacket Holding I, LLC ownership has been used as commercial timberland. The property and the proposed project site is currently undeveloped.

The proposed utility line extension is 2.4 miles long, 3' wide, and will be approximately 4' below grade. It includes 17 buried electrical vaults. The project is located entirely on private property owned by the applicant. Construction is scheduled to be completed in 2025.

Please refer to the attached detailed site plan and infrastructure list for additional information.

LUPC Received
7/1/2025

EXHIBIT 10 - OVERALL SITE PLAN:



LINE	BEARING	DISTANCE
L103	S 81°42'37" W	200.11'
L104	S 60°50'51" W	213.10'
L105	S 56°23'34" W	707.85'
L106	S 43°54'44" W	123.87'
L107	S 50°57'51" W	110.82'
L108	S 61°51'31" W	270.93'
L109	S 64°43'16" W	614.53'
L110	S 59°12'56" W	323.29'
L111	S 82°53'14" W	54.62'
L112	N 77°06'05" W	57.08'
L113	N 39°04'37" W	68.42'
L114	S 50°55'23" W	75.00'
L115	S 39°04'37" E	69.03'
L116	S 39°04'37" E	25.23'
L117	S 77°06'05" E	77.93'
L118	S 77°06'05" E	18.23'
L119	N 82°53'14" E	83.57'
L120	N 59°12'56" E	335.40'
L121	N 64°43'16" E	612.79'
L122	N 61°51'31" E	279.96'
L123	N 50°57'51" E	122.60'
L124	N 43°54'44" E	120.29'
L125	N 56°23'34" E	696.73'
L126	N 60°50'51" E	196.38'
L127	N 81°42'37" E	237.20'
L128	S 67°31'59" E	312.88'
L129	S 70°58'24" E	551.52'
L130	S 68°49'17" E	375.47'
L131	S 73°09'05" E	471.38'
L132	S 67°30'33" E	788.65'
L133	S 73°03'38" E	186.77'
L134	S 64°33'13" E	748.34'
L135	S 70°17'38" E	256.61'
L136	S 67°08'53" E	385.76'
L137	S 72°10'12" E	194.61'
L138	S 64°44'09" E	256.28'
L139	S 75°03'02" E	327.76'
L140	N 85°31'40" E	259.46'
L141	N 66°07'05" E	183.21'
L142	N 90°00'00" E	372.12'
L143	N 85°05'30" E	163.29'
L144	N 66°09'11" E	138.77'
L145	N 33°34'01" E	250.58'
L146	N 45°44'35" E	108.41'
L147	N 66°53'55" E	177.78'
L148	N 84°33'20" E	156.01'
L149	S 88°05'12" E	50.98'
L150	S 66°29'32" E	62.98'
L151	S 46°37'38" E	49.48'
L152	S 26°47'33" E	106.32'
L153	S 62°59'22" E	50.02'
L154	S 83°05'57" E	202.29'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17.00'	18.13'	N 12°04'25" W	17.28'
C2	94.96'	90.83'	N 14°26'44" E	87.41'
C3	17.00'	14.02'	N 36°35'20" W	13.63'
C4	83.00'	68.47'	S 36°35'20" E	66.54'
C5	160.96'	153.96'	S 14°26'44" W	148.16'
C6	83.00'	88.52'	S 12°04'25" E	84.38'

Frances Bigney Easement

LINE	BEARING	DISTANCE
L82	S 02°43'41" E	90.26'
L83	S 40°12'51" E	364.75'
L84	S 12°02'40" E	108.40'
L85	S 04°20'45" W	125.86'
L86	S 17°02'37" W	174.80'
L87	S 09°03'56" W	199.94'
L88	S 00°50'35" W	148.97'
L89	S 05°44'07" W	556.67'
L90	S 15°39'56" E	452.02'
L91	N 78°37'37" E	75.21'
L92	N 15°39'56" W	443.48'
L93	N 05°44'07" E	545.70'
L94	N 00°50'35" E	146.79'
L95	N 09°03'56" E	189.32'
L96	N 17°02'37" E	177.92'
L97	N 04°20'45" E	145.00'
L98	N 12°02'40" W	138.02'
L99	N 40°12'51" W	333.47'
L100	N 02°43'41" W	43.05'
L101	N 77°06'05" W	77.93'
L102	N 39°04'37" W	25.23'

LINE	BEARING	DISTANCE
L1	N 81°42'37" E	71.52'
L2	S 67°31'59" E	331.25'
L3	S 70°58'24" E	330.93'
L4	S 70°58'24" E	160.00'
L5	S 70°58'24" E	59.75'
L6	S 68°49'17" E	374.05'
L7	S 73°09'05" E	472.24'
L8	S 67°30'33" E	788.71'
L9	S 73°03'38" E	188.71'
L10	S 64°33'13" E	161.93'
L11	S 64°33'13" E	588.23'
L12	S 70°17'38" E	254.91'
L13	S 67°08'53" E	384.53'
L14	S 72°10'12" E	196.19'
L15	S 64°44'09" E	254.39'
L16	S 75°03'02" E	308.15'
L17	N 85°31'40" E	233.80'
L18	N 66°07'05" E	186.24'
L19	N 90°00'00" E	384.76'
L20	N 85°05'30" E	147.57'
L21	N 66°09'11" E	104.34'
L22	N 33°34'01" E	236.66'
L23	N 45°44'35" E	130.41'
L24	N 66°53'55" E	203.43'
L25	N 84°33'20" E	172.48'
L26	S 88°05'12" E	70.10'
L27	S 66°29'32" E	90.42'
L28	S 46°37'38" E	75.73'
L29	S 26°47'33" E	94.92'
L30	S 62°59'22" E	12.21'
L31	S 83°05'57" E	171.94'
L32	S 46°52'21" E	426.84'
L33	S 16°53'33" W	264.28'
L34	S 71°25'23" E	52.08'
L35	S 71°25'22" E	204.02'
L36	S 24°41'27" W	411.41'
L37	N 71°25'31" W	200.25'
L38	N 36°27'19" E	101.53'
L39	N 23°57'44" E	225.22'
L40	N 18°28'45" E	141.93'
L41	N 42°37'34" W	99.13'
L42	N 53°28'23" W	227.28'
L43	N 44°18'38" W	119.68'
L44	N 15°36'54" W	73.12'
L45	N 04°38'56" W	219.63'
L46	N 08°39'21" W	299.86'
L47	N 11°06'46" E	96.46'
L48	N 41°50'53" E	176.85'
L49	N 60°13'17" W	87.50'
L50	N 71°03'44" W	102.58'
L51	N 62°52'37" W	155.58'
L52	N 53°49'44" W	210.31'
L53	N 58°22'46" W	78.23'
L54	N 79°24'01" W	96.14'
L55	N 60°52'12" W	121.67'
L56	N 43°47'36" W	209.58'
L57	N 55°26'04" W	66.24'
L58	N 73°41'44" W	120.36'
L59	N 35°24'35" E	69.85'
L60	S 73°41'44" E	108.11'
L61	S 55°26'04" E	83.58'
L62	S 43°47'36" E	206.40'
L63	S 60°52'12" E	100.99'
L64	S 79°24'01" E	97.62'
L65	S 58°22'46" E	93.10'
L66	S 53°49'44" E	207.71'
L67	S 62°52'37" E	145.64'
L68	S 71°03'44" E	104.12'
L69	S 60°13'17" E	93.76'
L70	S 41°50'53" W	158.71'
L71	S 11°06'46" W	66.82'
L72	S 08°39'21" E	290.67'
L73	S 04°38'56" E	215.60'
L74	S 15°36'54" E	49.90'
L75	S 44°18'38" E	97.51'
L76	S 53°28'23" E	228.26'
L77	S 42°37'34" E	105.39'
L78	S 18°28'45" W	145.09'
L79	S 23°57'44" W	220.04'
L80	S 13°21'47" E	117.83'
L81	N 70°58'24" W	160.00'

Notes:

(1) Documents referenced on this plan are recorded in the Piscataquis County Registry of Deeds unless otherwise noted.

(2) Bearings are oriented to Grid North of the Maine State Coordinate System, East Zone NAD83.

(3) The full pond elevation of Moosehead Lake is defined as elevation 1029' referenced to mean sea level. Said elevation is defined in the Federal Energy Regulatory Commission License Renewal for Project No. 2671-002, dated November 25, 1997 on file in the office of Kennebec Water Power Company.

(4) Reference is made to the Chicago Title Insurance Company, Commitment for Title Insurance, Issuing Office File No. 47051-new, dated August 1, 2022 for Schedule B, Part II Exceptions cited hereon.

(5) Reference is made to The Plan of Lots 1 & 2, Proposed Birch Point Land Sales, Town of Beaver Cove, Piscataquis Cty, Maine dated September 10, 1986 and recorded in Plan Cabinet H, #184. See also Standard Boundary Survey , Birch Point, Beaver Cove Plantation dated October 5, 1999 and recorded in Plan Cabinet M, #73. **B.42**

(6) Reference is made to the State of Maine Department of Transportation Right of Way Map for State Aid Highway No. 1, D.O.T. File No. S-11-133, dated December 1978. See also Volume 508, Page 328, J.M. Huber Corporation to the State of Maine. **B.19**

(7) The location of the Beaver Cove/Greenville town line depicted hereon is based on local evidence only and is subject to change based on a complete town line survey.

(8) Islands in Moosehead Lake depicted hereon are of unknown tax and ownership status. Records research not conducted.

(9) Reference is made to the Sketch Plan showing property of Burnt Jacket, LLC and Cove Point, LLC dated August 2, 2022 on file in the office of Plisga & Day. **B.41**

(10) Total parcel area of combined Burnt Jacket, LLC and Cove Point, LLC properties equals ±1482 acres.

Survey Standard:

This plan was prepared from information obtained by a survey conforming substantially to the requirements of Technical Standards contained in Chapter 90, Part 2, of the Rules of the Board of Licensure for Professional Land Surveyors, effective April 1, 2001. Monuments not set at all angle points.

Adam N. Robinson, Maine Licensed Professional Land Surveyor No. 2361

STATE OF MAINE ADAM N. ROBINSON NO. 2361 PROFESSIONAL LAND SURVEYOR

Survey Plan
property of
Burnt Jacket, LLC
Piscataquis County Registry of Deeds
Volume 1622, Page 42
Volume 2536, Page 110
Cove Point, LLC
Volume 1833, Page 310
Volume 2187, Page 211

Beaver Cove, Maine

EXHIBIT 11 - SITE PHOTOS:

LUPC Received
7/1/2025

EXHIBIT 11 - SITE PHOTOS:

LUPC Received
7/1/2025

EXHIBIT 12 - FIRE, POLICE, AND AMBULANCE PROTECTION:

LUPC Received
7/1/2025

The project will not require fire, police, or emergency services. Services required by residential and land management structures are covered under separate permits.

LUPC Received
7/1/2025

EXHIBIT 13 - SOLID WASTE DISPOSAL:

No solid waste generation is anticipated for the project.

EXHIBIT 14 - ELECTRICITY AND TELEPHONE:

LUPC Received
7/1/2025

Electrical:

Any electrical power required during construction will be provided through generators.

Construction of the utility line extension will include the installation of underground conduit which will house electrical and communication services to serve residential and land management uses on the applicant's property. The conduit will be located along or beneath the traveled surface of Burnt Jacket Road and then within the shoulder of the private road extending off of Burnt Jacket Road (see Non-residential Permit RP-3313 issued on 6/25/2025). Electrical vaults for access to the conduit will be located below ground within the shoulder of Burnt Jacket Road. See detailed site plan attached.

CMP maintains distribution poles and lines along Lily Bay Road, the nearest public road. The applicant has worked with electrical engineers and CMP on an electrical design to bring power into the Burnt Jacket Holding I, LLC property to serve residential and land management uses of the applicant's property. The CMP infrastructure will consist of two CMP poles and overhead wires installed adjacent to Burnt Jacket Road within the initial approximately 60 feet of the applicant's property westerly of Lily Bay Road.

Telephone Service:

There will be no telephone service required for the construction of the utility line.

EXHIBIT 15 - WATER SUPPLY:

No water service is required for the proposed power extension.

EXHIBIT 16 - WASTEWATER DISPOSAL:

Wastewater disposal is not required for the proposed power extension.

LUPC Received
7/1/2025

EXHIBIT 17 - VEHICLE ACCESS, CIRCULATION, AND PARKING:

Once complete, the utility line extension will only require occasional access for maintenance. Maintenance crews will park along the shoulder of Burnt Jacket Road or along the proposed route on the applicant's property (refer to Exhibit 10).

The construction period is anticipated to last two to four months. During construction, the site will be accessed by construction vehicles and delivery trucks daily, which will park on the shoulder and a portion of the existing road surface in order to accommodate all through-traffic along Burnt Jacket Road. Once constructed, the underground utility service will not interfere with vehicular access over Burnt Jacket Road. During construction, any delays to vehicular traffic over Burnt Jacket Road will be minimized.

The construction will not impede emergency vehicle access.

EXHIBIT 18 - EXTERIOR LIGHTING:

LUPC Received
7/1/2025

The project does not require exterior lighting.

EXHIBIT 19 - NOISE:

LUPC Received
7/1/2025

There will be no measurable noise impacts from the project after construction.

Construction of the project will be completed during normal working hours and noise impacts will be buffered by the distance to the nearest property line.

Blasting may be required for the construction of the utility trench. The contractor selected for any necessary blasting will prepare and submit a blasting plan for approval prior to the start of blasting.

EXHIBIT 20 - HARMONIOUS FIT AND NATURAL CHARACTER:

LUPC Received
7/1/2025

Except for CMP's installation of poles and wires within the first approximately sixty feet on applicant's property near Lily Bay Road, the proposed utility line extension will be entirely underground and not visible. There will be no negative visual impacts from public roads, public properties, scenic byways, permanent trails, or Moosehead Lake located within three miles of the project area.

The surrounding area is mainly undeveloped woodland along the shore of Moosehead Lake within a combination of D-RS, P-WL1, P-WL3 and M-GN zones. The most recent aerial imagery for the property and surrounding woodlands shows that the property has been used as commercial timberland, which has been periodically harvested by prior landowners. Aerial imagery of the larger property shows it crossed by numerous woods roads and land management roads.

Moosehead Lake is at its closest, 921 feet from the project site.
A summary of trails, scenic areas, parks, and conserved lands within five miles of the project location is set forth below:

•Lily Bay State Park – 2.4 miles
•Sugar Island (Conserved Land) – 2.5 miles
•Prong Pond Trail – 1 mile

EXHIBIT 21 - ARCHAEOLOGICAL AND HISTORIC RESOURCES:

LUPC Received
7/1/2025

Please see the attached exhibit for correspondence from the Maine Historic Preservation Commission (MHPC). The project area has no archaeologically sensitive areas, structures listed in the National Register of Historic Places, or significant archaeological sites or structures.

LUPC Received
7/1/2025

SME
SEVEE & MAHER
ENGINEERS

4 Blanchard Road, P.O. Box 85A
Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692
info@smemaine.com
smemaine.com

March 10, 2025

RECEIVED
MAR 10 2025
By 0456-25

VIA EMAIL
Kirk F. Mohney, Director
Maine Historic Preservation Commission

Email: MHPCprojectreview@maine.gov

Subject: Utility Line
Burnt Jacket Holding I, LLC
Burnt Jacket Road, Beaver Cove, Maine

Dear Kirk:

Burnt Jacket Holding I, LLC is seeking approval for construction of an approximate 12,500 linear foot private underground utility line in Beaver Cove, Maine to serve residential and land management uses. We are requesting a review by the Maine Historic Preservation Commission to support the LUPC permit application.

PROJECT DESCRIPTION

The project area is a portion of Burnt Jacket Road, from the intersection with Lily Bay Road to the intersection with Evergreen Point Road. The project location is outlined in the attached Figure 1 – Site Location Map.

HISTORICAL FINDINGS

A search of the National Register of Historic Places online maps did not identify any historic places adjacent to the project area or subject parcel.

In addition to searching the National Register of Historic Places, records of neighboring properties were searched for any buildings over fifty (50) years old. No properties dated before 1975 were found.

Please feel free to contact me at 207.829.5016 or mrr@smemaine.com if you have any questions or need additional information.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Michael M. Roy
Senior Civil Engineer

Attachments: Figure 1 – Site Location Map

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
State Historic Preservation Officer
Maine Historic Preservation Commission

3/26/25
Date

LUPC Received
7/1/2025

EXHIBIT 22 - RARE OR SPECIAL PLANT COMMUNITIES:

There are no critically imperiled (S1) or imperiled (S2) natural communities or plant species in the project vicinity. Please see the attached Exhibit 22A for the letter from the Maine Natural Areas Program (MNAP).

A project review request was submitted to the Maine Department of Inland Fisheries and Wildlife on March 10, 2025 - see request followed by the MDIFW response received on June 26, 2025 response on the following pages. Note that MDIFW found no concerns affected by this project.

SME
SEVEE & MAHER
ENGINEERS

4 Blanchard Road, P.O. Box 85A
Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692
info@smemaine.com
smemaine.com

March 10, 2025

VIA EMAIL
John Perry
Maine Department of Inland Fisheries and Wildlife

Email: ifwenvironmentalreview@maine.gov.

Subject: Utility Line
Burnt Jacket Holding I, LLC
Burnt Jacket Road, Beaver Cove, Maine

Dear John:

Burnt Jacket Holding I, LLC is seeking approval for construction of an approximate 12,500 linear foot private underground utility line in Burnt Jacket Road in Beaver Cove, Maine to serve residential and land management uses. The project location is outlined in the attached Figure 1 – Site Location Map.

We would appreciate receiving any information relative to rare, threatened, or endangered species or the presence of important wildlife or fisheries habitat at or in the immediate vicinity of the project.

Please feel free to contact me at 207.829.5016 or mrr@smemaine.com if you have any questions or need additional information.

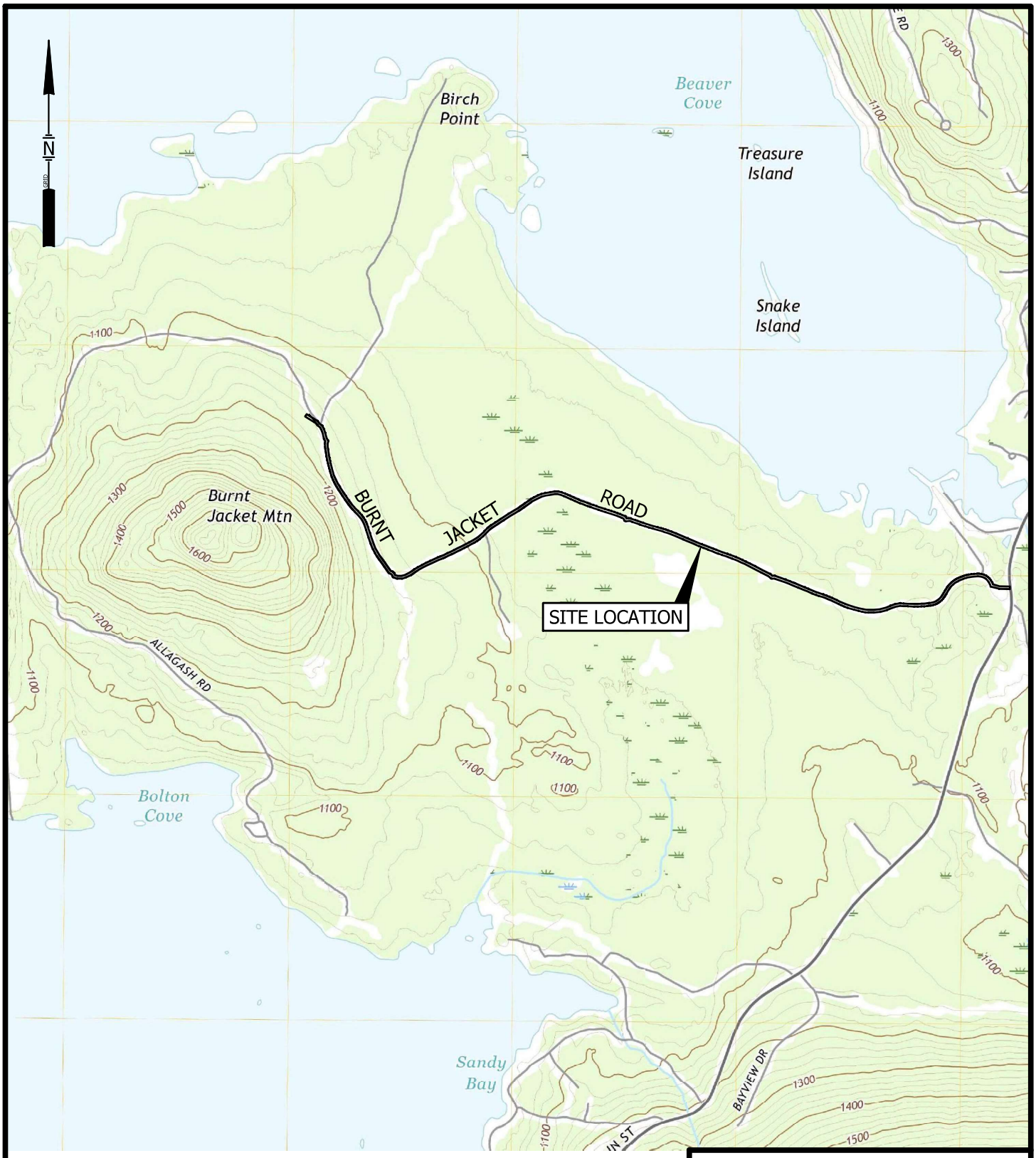
Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Michael R. Roy
Senior Civil Engineer

Attachments: Figure 1-Site Location Map
MDIFW Environmental Review and Resource Map Request

LUPC Received
7/1/2025



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
LILY BAY, ME - 2021

1000 0 2000 FEET

FIGURE 1
SITE LOCATION MAP
BURNT JACKET HOLDING I, LLC
UTILITY LINE
BEAVER COVE, MAINE

SME
SEVEE & MAHER
ENGINEERS

DWG: SITELOC LMN: NONE CTB: SME-STD.CTB JOB#: 231136.03 REV: 3/10/2025

\\Server\cfs\Beaconsfield Farm Project\Acad\Figures\SITELOC.dwg, A_FIG 1-UTILITY LINE, 3/10/2025 11:37:12 AM, sjm

LUPC Received
7/1/2025

Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 SHS, Augusta, ME 04333
IFWEnvironmentalReview@maine.gov

MDIFW Environmental Review and Resource Map Request

The Maine Department of Inland Fisheries and Wildlife provides environmental project reviews, recommendations, and agency resource maps for landowners, preliminary reviews of potential project sites, and formal agency regulatory reviews that include information on important fisheries, wildlife, and critical habitat resources. To facilitate your request, please provide the following information:

1. **This is a request for a:**
   - (•) New Project
   - ( ) Follow-up for an existing project or prior information request.

2. **Project Location (provide ONE of the following options):**
   Street address (include town) – Preferred option: Burnt Jacket Road, Beaver Cove, ME
   UTM East [ ] & UTM North [ ] coordinates (integers only).
   Latitude [ ] & Longitude [ ] coordinates (decimal degrees, e.g., 45.03020)45.53099, -69.56425
   Provide a GIS shapefile of the project footprint.
   Provide a GoogleEarth KML/KMZ File of the project footprint.

   Please also attach a project site map with location coordinates. GoogleEarth is a popular tool to create project site maps. If you click over the location in GoogleEarth, it will reveal the latitude/longitude coordinate of that spot.

   If the project footprint is based on a parcel boundary, in addition to the street address, please provide the parcel map [ ] and lot [ ] numbers. 001-001-A

3. **Project Description:**
   Please provide the name and as much detail as possible for your proposed project. If this a general request for information, please indicate so.

   Construction of an approximate 12,500 linear foot private underground utility line in Burnt Jacket Road in Beaver Cove, Maine.

4. **Permit Application Number:**
   If this request is related to a project currently or previously subject to regulatory review, please indicate your permit application number(s) and the agency(s) involved.
   N/A

LUPC Received
7/1/2025

MDIFW Environmental Review and Resource Map Request

5. **Contact Information:**

Last name: Roy
First name: Michael
Relationship to project: Consultant
Organization: Sevee & Maher Engineers, Inc
Street Address: 4 Blanchard Road
City: Cumberland
State: Maine
Zip Code: 04021
Phone Number: 207-829-5016
Email Address: mrr@smemaine.com

Please provide all information requested. Omission of information may delay or prevent the ability to fulfill requests. Please submit this request and any other supplemental information (e.g. site plans, if available) to IFWEnvironmentalReview@maine.gov. Thank you.

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

June 26, 2025

Michael R. Roy
Sevee & Maher Engineers
4 Blanchard road, P.O. Box 85A
Cumberland, ME 04021

RE: Information Request - Burnt Jacket Road Utility Line Project, Beaver Cove (ID 8995-10412)

Dear Mike:

Per your request, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the *Burnt Jacket Road Utility Line Project* in Beaver Cove, pursuant to MDIFW's authority.

Our Department has not mapped any Essential or Significant Wildlife Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species
Of the eight species of bats that occur in Maine, four species are afforded protection under Maines Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Fisheries Habitat
Stream crossings should be avoided, but if a stream crossing is necessary the line should be installed so as to not impede fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to

fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

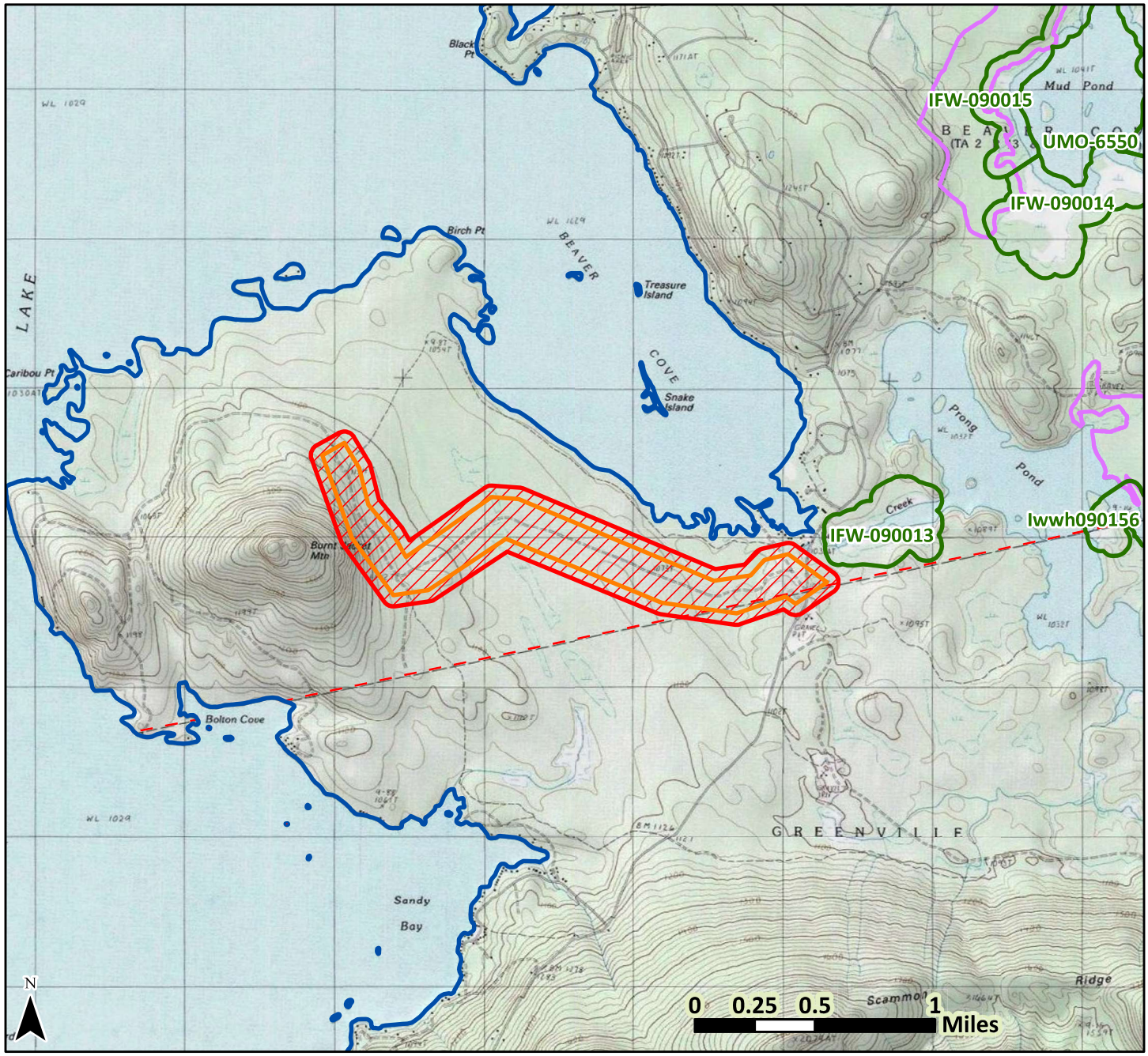
John Perry
Environmental Review Program Supervisor

LUPC Received
7/1/2025

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

Burnt Jacket Road, Utility Line, Beaver Cove

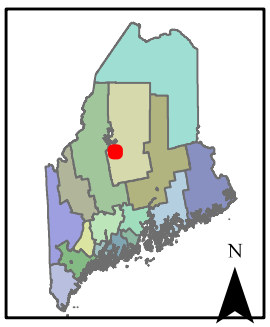
Project ID 8995, Version ID 10412



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- Inland Waterfowl/Wading Bird
- LUPC - Fish & Wildlife Zone
- Wild Lake Trout Habitats
- Approx_ Project Area

Date: 3/19/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

EXHIBIT 22A - RARE OR SPECIAL PLANT COMMUNITIES:

LUPC Received
7/1/2025

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

March 11, 2025

Michael Roy
Sevee & Maher Engineers
PO Box 85A
Cumberland, ME 04021

Via email: mrr@smemaine.com

Re: Rare and exemplary botanical features in proximity to: #231136, Underground Utility Line, Burnt Jacket Road, Beaver Cove, Maine

Dear Michael Roy:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received March 10, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Beaver Cove, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

maine DEPARTMENT OF Agriculture Conservation & Forestry

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

LUPC Received
7/1/2025

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

LUPC Received
7/1/2025

SOIL SUITABILITY SUPPLEMENT: PROPOSED UNDERGROUND UTILITY PROJECT

Burnt Jacket Mountain and Moosehead Lake
Beaver Cove, Maine

Prepared by:
Flycatcher LLC
106 Lafayette Street, Suite 2A
Yarmouth, ME 04096
http://www.flycatcherllc.com

June 2025

Contents

Appendices

1.0 Introduction

It is our understanding that JLF Architecture (JLF) is submitting an "Application for Nonresidential Development" to the Land Use Planning Commission (LUPC) for a proposed development off Burnt Jacket Road, in Beaver Cove Township (Project). Part of the Project includes the installation of an electric transmission utility line beginning at Lily Bay Road and extending along Burnt Jacket Road, approximately 2.5-miles to the Evergreen Point Road intersection, where it will then extend westerly along a new driveway to the proposed buildings. The first section of line will be overhead from the existing poles on the east side of Lily Bay Road to a pole set along the edge of Burnt Jacket Road; from there it will go underground and be buried in the edge of the Burnt Jacket Road until it reaches the buildings. In two places there will be permanent above-ground splice box structures located outside the existing roadway edge of fill.

As requested by JLF, in February 2025 Flycatcher LLC (Flycatcher) conducted a natural resources field review along 2.5-miles of Burnt Jacket Road (Survey Area). The purpose of this reconnaissance level survey was to identify the general locations of protected natural resources so as to inform the potential development of the underground utility, and for siting the above-ground splice boxes. The survey was completed during this timeframe to help the client continue site planning and design during the winter months. The results of this survey provided information for planning purposes and was not suitable for final engineering or permitting purposes in all areas. On May 2, 2025 a Flycatcher biologist returned to the Survey Area to perform a wetland delineation and vernal pool survey in the sections of the Survey Area in potential locations where the utility may transfer from above to below ground near the intersection of Burnt Jacket Road with Lily Bay Road and for above ground splice boxes.

2.0 Survey Area

As depicted on Figure 1, the approximately 18-acre Survey Area consists of a 40-foot swath, 20 feet on either side, of a 2.5 mile section of Burnt Jacket Road. The Survey Area extends westerly along Burnt Jacket Road from the intersection with Lily Bay Road to a previously delineated area at the intersection with Evergreen Point Road. Burnt Jacket Road is maintained to allow vehicle travel to Burnt Jacket Mountain and to the few existing houses and camps along Moosehead Lake.

3.0 LUPC Non-Residential Development Standards – Soil

The LUPC standards must be met for subdivisions and commercial, industrial and other nonresidential development. Soil types must be determined by a site-specific soil survey, according to the "*Guidelines for Maine Certified Soil Scientists for Soil Identification and Mapping*", Maine Association of Professional Soil Scientists, 2009. The soil survey class that best matches the proposed Project is the Class L for linear projects, which is for project components that involve soil disturbance, such as road construction, fairway construction or trail construction and that have little or no adjacent development.

Determination of soil suitability is based on the NRCS soils potential ratings for low density development. Soils with a low or very low development potential rating will not be developed unless the Commission determines that adequate corrective measures will be used to overcome those limitations that resulted in the low or very low rating. Additionally, hydric soil map units and map units with a low or very low development potential rating for low density development must be clearly identified on the soil survey map as being hydric soils or as having a low or very low development potential rating.

A soil survey meeting the standards described in Section 3 was not performed for the underground utility area in/along Burnt Jacket Road. However, the standards do allow for exceptions to be considered for

various circumstances. This situation appears to qualify for an exception based on best professional judgment but the final determination is made by the LUPC.

4.0 Methods

The May 2025 wetland delineation was performed by an individual that is a Professional Wetland Scientist (PWS), State of Maine Licensed Soil Scientist (LSS) and a State of Maine Licensed Site Evaluator (LSE). The LSS has performed wetland delineation, soil survey/mapping and preliminary site evaluation services in other areas to support planning of other portions of the Project, such as for driveways and buildings. Therefore, he has firsthand knowledge of the general soil types in the Project area.

4.1.1 Wetland Delineation

Wetland delineations were conducted in accordance with the USACE Wetland Delineation Manual[1] and the Northcentral and Northeast Regional Supplement (Version 2.0).[2] The manual and supplement provide a repeatable methodology to identify and map wetland areas and are the accepted wetland delineation methodology of the LUPC and the USACE. Hydric soil determinations were based on *Field Indicators for Identifying Hydric Soils in New England, Version 4,*[3] *Field Indicators of Hydric Soils in the United States, Version 8.2,*[4] and the Maine Association of Professional Soil Scientist (MAPSS) Key for the Identification of Soil Drainage Class[5].

Sections of the Survey Area where the utility line will be outside the road fill and above ground were investigated by the LSS. When a location appeared to have the requisite three factors that constitute a wetland (i.e., hydrophytic vegetation, indicators of hydrology, and the presence of hydric soils) the scientist analyzed the site-specific data to determine if the area met the criteria to be considered a wetland. Wetland boundaries were marked with pink survey flagging labelled with the word “Wetland Delineation” and numbered in sequential order. Wetlands flags were geolocated using a mapping grade global positioning system (GPS) unit (Juniper Systems’ Geode GPS Antenna and ESRI’s ArcGIS Field Maps software). The data were collected using real-time correction and standards specified by the manufacturer to achieve sub-meter accuracy.

5.0 Findings

The two locations of proposed above-ground splice boxes were investigated in May 2025 by an LSS and no wetlands or hydric soils were identified within these proposed areas (Figure 2 Map 1 and 2 Map 2). The goal at the time the fieldwork was performed did not include documenting soil data for a soil survey. However, the soil scientist did auger borings in these locations to view the soil properties.

The NRCS map (Figure 3) depicts the Survey Area as:

- MSC: Masardis gravelly fine sandy loam, strongly sloping
- BP: Brayton-Peacham association, 0-8% slopes, extremely stony

[1] Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.

[2] U.S. Army Corps of Engineers. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

[3] New England Hydric Soils Technical Committee. 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.

[4] United States Department of Agriculture, Natural resources Conservation Service. 2018. Field Indicators of Hydric Soils in the United States, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

[5] Maine Association of Professional Soil Scientists. 2013. Key for the Identification of Soil Drainage Class. Revised.

- CPB: Colonel-Brayton-Peru association, 0-8% slopes, very stony
- TLC: Telos-Chesuncook-Elliottsville association, 3-15% slopes, very stony
- THC: Telos-Chesuncook association, 3-15% slopes, very stony

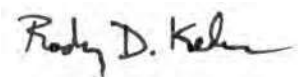
Since the proposed use is a shallow excavation to install a splice box, we reviewed the NRCS "Shallow Excavations" soil rating to evaluate this Project. In both proposed splice box locations the rating is "Very Limited" (Figure 4). Very limited indicates that "*the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected*".

The splice box near Lily Bay Road where the utility will transition to underground is on the south side of Burnt Jacket Road, in an old road with a gravel and sand base. In this area the water table was moderately well drained (or better). The NRCS mapped this area as MSC; the Masardis series consists of very deep, somewhat excessively drained soils formed in glaciofluvial deposits on outwash plains, terraces, deltas, kames, and eskers. This mapping appears to be generally accurate as evidenced by the on-site auger borings performed during the wetland delineation and that wetland W-RDK-500 appears to be an old aggregate borrow area. The very limited shallow excavation rating in this location is due to unstable excavation walls. This limitation can be overcome by installing a trench box to hold up pit sidewalls during excavation.

The second splice box location is in a forested upland on the northeast side of Burnt Jacket Road. Auger borings in this location found stony sandy loam soil with a water table that was somewhat poorly to moderately well drained. The NRCS mapped this area as CPB; the Colonel series consists of somewhat poorly drained soils that formed in loamy lodgment till on hills and mountains in glaciated uplands. They are shallow to a dense substratum and very deep to bedrock. This mapping appears to be generally accurate as evidenced by the on-site auger borings performed during the wetland delineation. The very limited shallow excavation rating in this location is due to depth to saturated zone and organic matter content. The excavation can be conducted during a season with a low groundwater table (such as July or August) and groundwater infiltrating the excavation during construction can be pumped to an upland away from the Project. After the box is installed the organic matter content and groundwater table should not affect this Project because the utility line splice will be encased in a subsurface, waterproof box and will not be in contact with the surrounding soil. If unstable excavation walls end up being a concern at this site it can be overcome by installing a trench box to hold up pit sidewalls during excavation.

As stated above, this is not a soil survey report and on-site soil mapping was not performed for the underground utility project. However, the wetland delineation/hydric soil mapping in the area proximal to the two splice box locations documents that these will not be located in wetlands. Additionally, an LSS with general experience with the proximal soil and landscape features observed the splice box areas and their soil properties and has identified suitable corrective measures. As proper planning and the implementation of typical engineering protocols in these locations should make these sites suitable for the proposed splice boxes, we believe that this Project should qualified for an exception to the soil survey requirement.

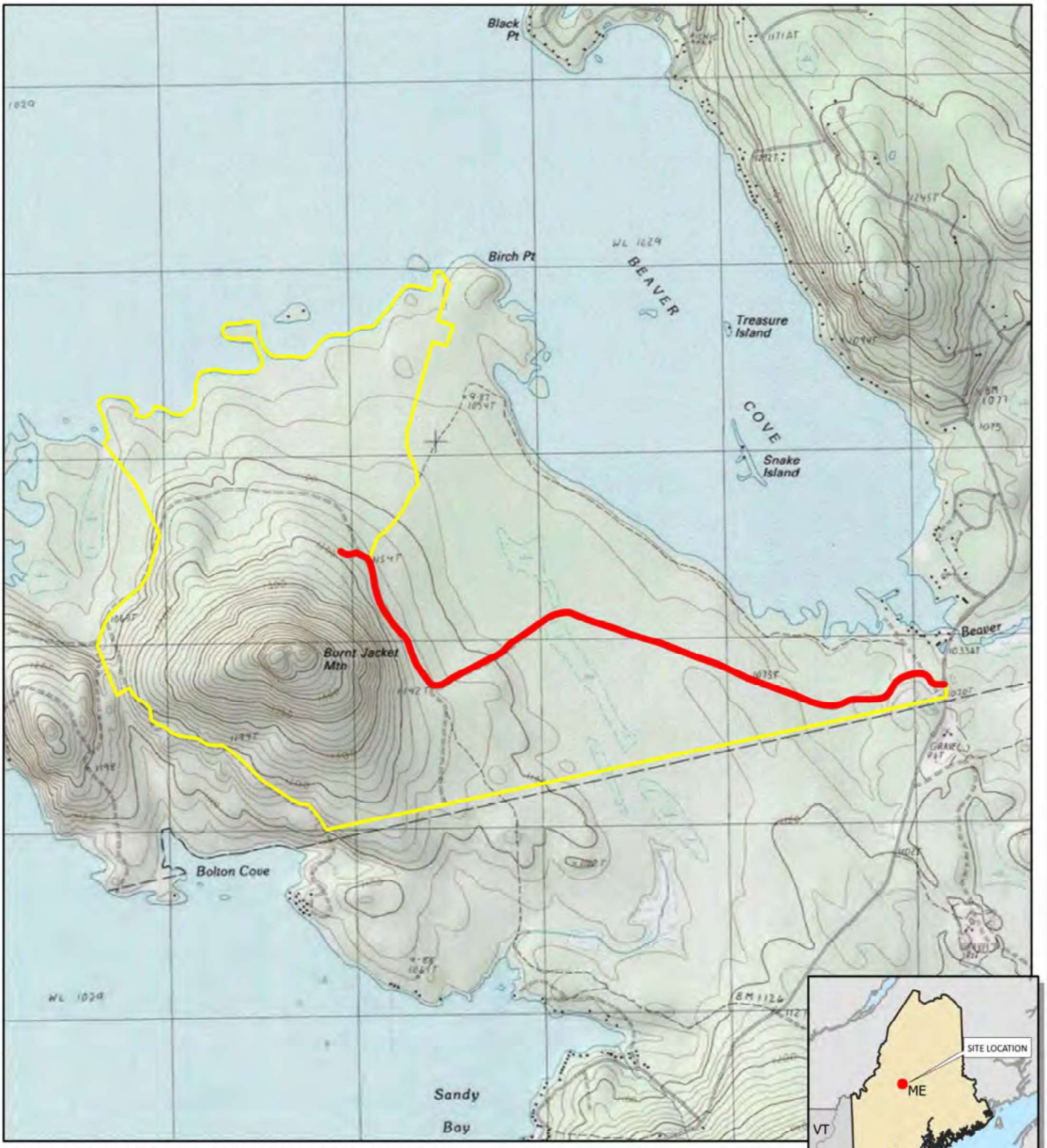
Thank you for contacting Flycatcher and providing the opportunity to continue to support this Project. If you have questions, please do not hesitate to contact me.



Rodney Kelshaw, LSS/CPSS/CPESC/CESSWI/LSE/CWB/PWS
rodney@flycatcherllc.com (207) 944-6776

Appendix A Figures

LUPC Received
7/1/2025



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.

1" = 2,500'
1:30,000

0 2,500 5,000 FEET

PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

Flycatcher
LAND + SCIENCE + PEOPLE

PROJECT:

JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

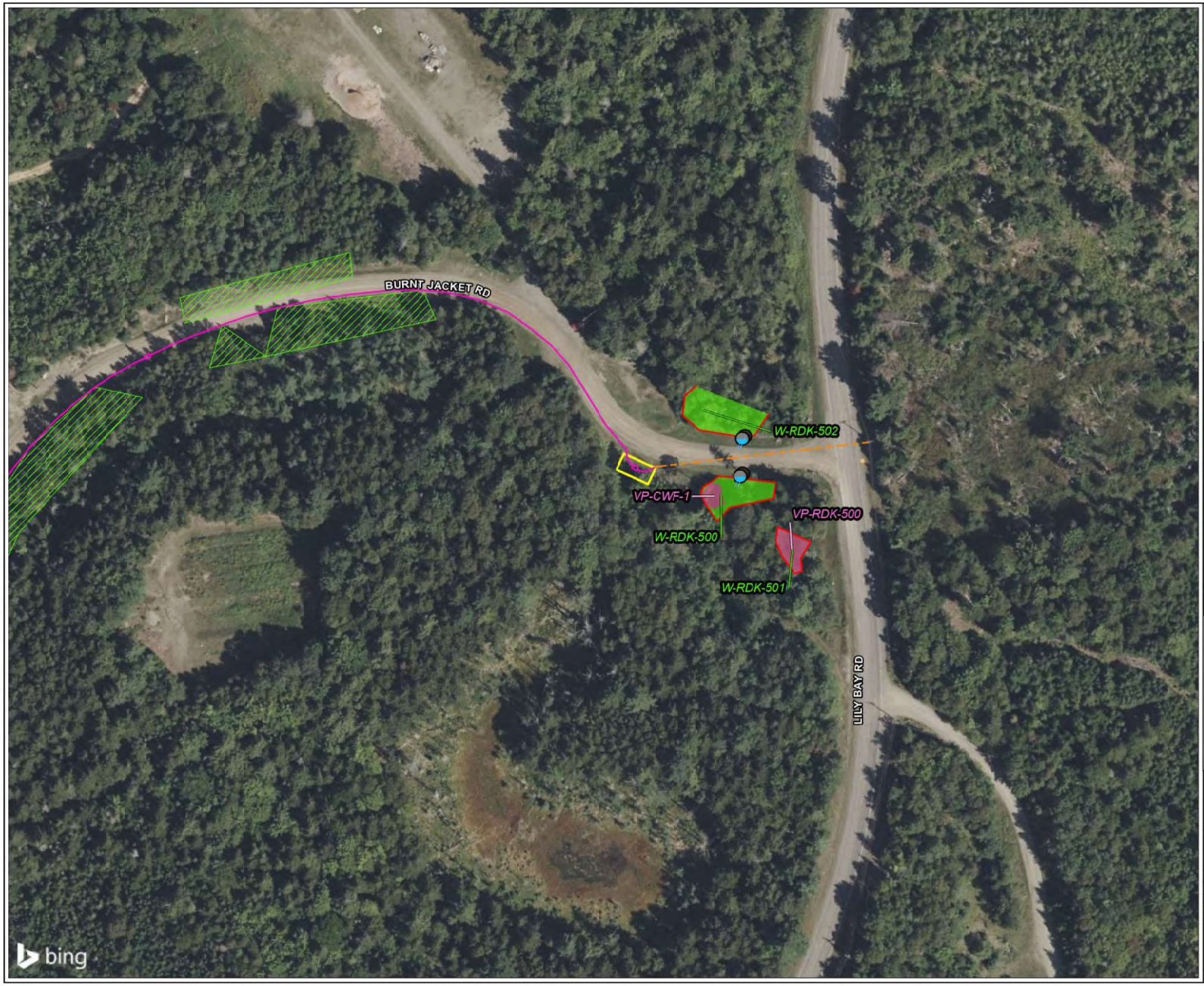
LEGEND:

SURVEY AREA
PARCEL BOUNDARY

DRAWN BY:	G. BOZEK
CHECKED BY:	R. KELSHAW
MONTH:	MARCH
YEAR:	2025
PROJ. NO.:	23P-001
CLIENT:	JLF ARCHITECTS

FIGURE 1 - USGS LOCATION MAP

LUPC Received
7/1/2025



LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- ESTIMATED WETLAND
- VERNAL POOL
- CULVERT

N

0 100 200
Feet

1" = 100'
1:1,200

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP: SOIL
MAP 1 OF 2

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	JUNE		**FIGURE 2**
YEAR:	2025		

Flycatcher LAND • SCIENCE • PEOPLE

JLF ARCHITECTS PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

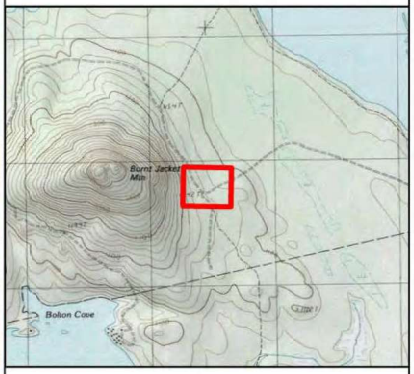
FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

LUPC Received
7/1/2025

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED INTERMITTENT STREAM
- DELINEATED WETLAND
- ESTIMATED WETLAND
- CULVERT



N

0 100 200
Feet

1" = 100'
1:1,200

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP: SOIL
MAP 2 OF 2

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	JUNE		**FIGURE 2**
YEAR:	2025		

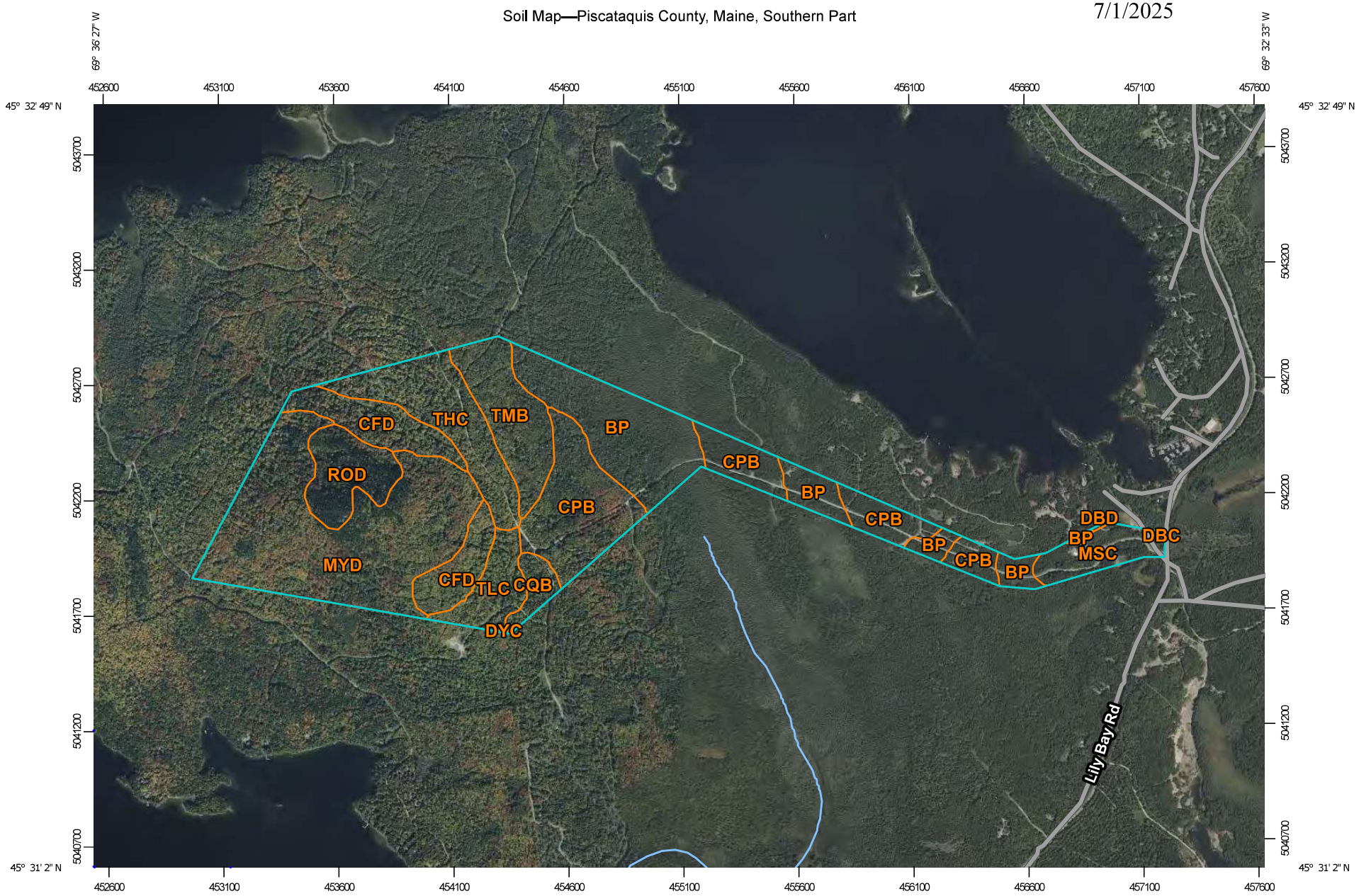
Flycatcher LAND • SCIENCE • PEOPLE

JLF ARCHITECTS PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

Soil Map—Piscataquis County, Maine, Southern Part



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Piscataquis County, Maine, Southern Part
Survey Area Data: Version 27, Aug 26, 2024

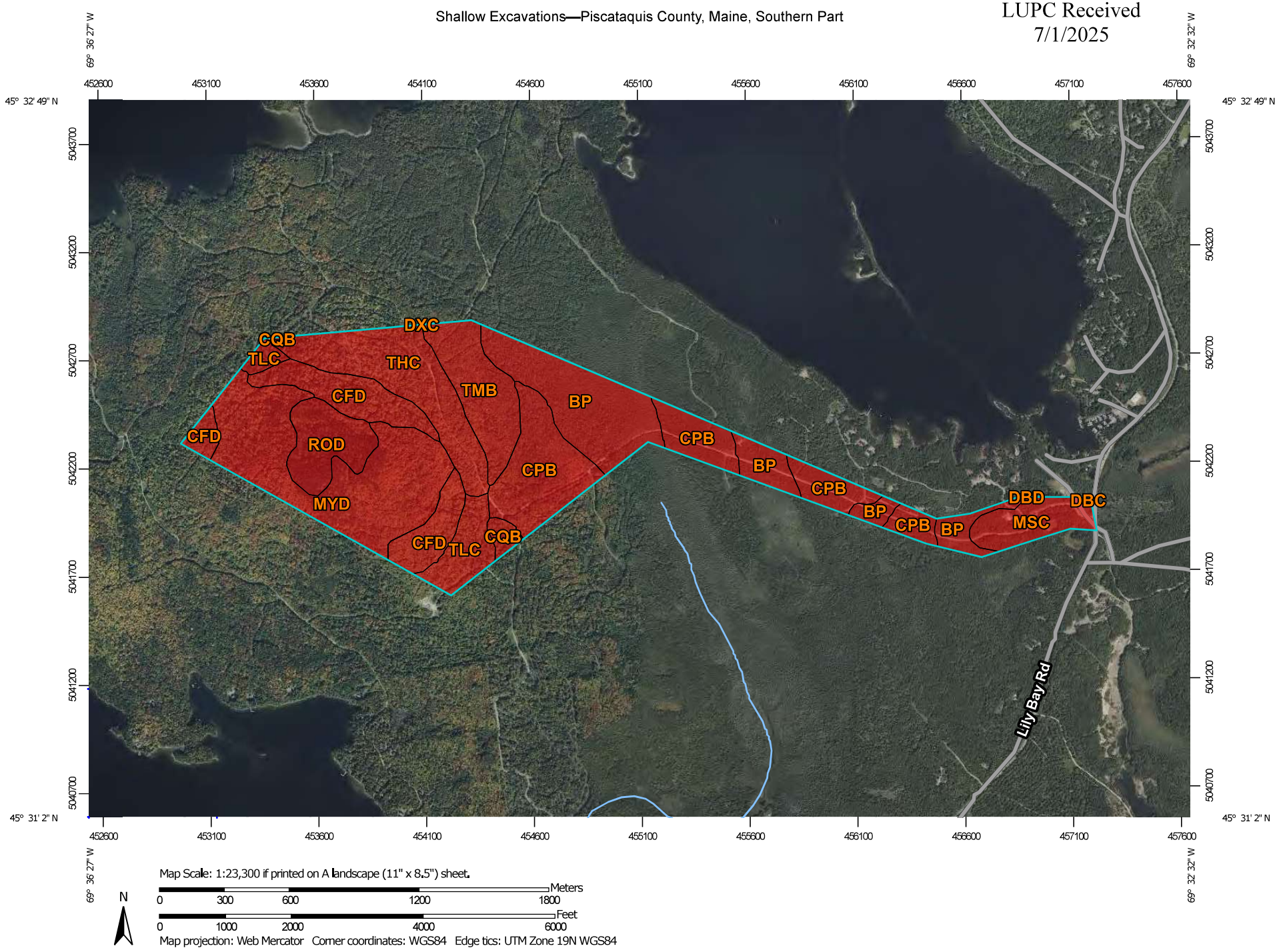
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BP	Brayton-Peacham association, 0 to 8 percent slopes, extremely stony	84.2	15.7%
CFD	Chesuncook-Elliottsville-Telos association, 15 to 35 percent slopes, very stony	46.3	8.7%
CPB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	88.5	16.5%
CQB	Colonel-Brayton-Lyman complex, undulating, very stony	9.3	1.7%
DBC	Danforth channery silt loam, 3 to 15 percent slopes, extremely stony	0.3	0.0%
DBD	Danforth channery silt loam, 15 to 25 percent slopes, extremely stony	0.3	0.0%
DYC	Peru-Colonel-Lyman association, 3 to 15 percent slopes, very stony	0.2	0.0%
MSC	Masardis gravelly fine sandy loam, strongly sloping	20.5	3.8%
MYD	Monson-Elliottsville-Knob Lock complex, 8 to 30 percent slopes, very rocky	145.4	27.2%
ROD	Ricker-Rock outcrop complex, moderately steep	29.3	5.5%
THC	Telos-Chesuncook association, 3 to 15 percent slopes, very stony	49.2	9.2%
TLC	Telos-Chesuncook-Elliottsville association, 3 to 15 percent slopes, very stony	21.4	4.0%
TMB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	40.4	7.5%
Totals for Area of Interest		**535.3**	**100.0%**



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Piscataquis County, Maine, Southern Part
Survey Area Data: Version 27, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BP	Brayton-Peacham association, 0 to 8 percent slopes, extremely stony	Very limited	Brayton, extremely stony (53%)	Depth to saturated zone (1.00)	83.7	16.5%
				Unstable excavation walls (0.01)		
			Peacham, extremely stony (26%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Wonsqueak (11%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
			Colonel, extremely stony (8%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Ragmuff, extremely stony (1%)	Depth to saturated zone (1.00)		
				Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Peru, extremely stony (1%)	Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CFD	Chesuncook-Elliottsville-Telos association, 15 to 35 percent slopes, very stony	Very limited	Chesuncook (40%)	Slope (1.00)	53.2	10.5%
				Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Elliottsville (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Telos (15%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Monson (10%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Chesuncook, SLOPES <15% (4%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Slope (0.16)		
				Unstable excavation walls (0.01)		
			Telos, SLOPES <15% (1%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
CPB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	Very limited	Colonel, very stony (40%)	Depth to saturated zone (1.00)	84.0	16.5%
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Brayton, very stony (24%)	Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
			Peru, very stony (18%)	Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
			Peacham, very stony (8%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Skerry, very stony (6%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.09)		
			Lyman, very stony (2%)	Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Tunbridge, very stony (2%)	Depth to hard bedrock (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
CQB	Colonel-Brayton-Lyman complex, undulating, very stony	Very limited	Colonel, very stony (40%)	Depth to saturated zone (1.00)	4.9	1.0%
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Brayton (30%)	Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
			Lyman, very stony (15%)	Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Peru (5%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Peacham (4%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Large stones (1.00)		
				Dense layer (0.50)		
			Abram (3%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Tunbridge (3%)	Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
DBC	Danforth channery silt loam, 3 to 15 percent slopes, extremely stony	Somewhat limited	Danforth (85%)	Unstable excavation walls (0.02)	0.2	0.0%
			Berkshire (5%)	Unstable excavation walls (0.01)		
DBD	Danforth channery silt loam, 15 to 25 percent slopes, extremely stony	Very limited	Danforth (85%)	Slope (1.00)	0.0	0.0%
				Unstable excavation walls (0.02)		
			Berkshire (5%)	Slope (1.00)		
				Unstable excavation walls (0.01)		
			Tunbridge (5%)	Depth to hard bedrock (1.00)		
				Slope (0.63)		
				Unstable excavation walls (0.01)		
			Peru (3%)	Depth to saturated zone (1.00)		
				Slope (0.16)		
				Unstable excavation walls (0.01)		
			Colonel (2%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
DXC	Peru-Colonel association, 3 to 15 percent slopes, very stony	Very limited	Peru, very stony (55%)	Depth to saturated zone (1.00)	0.0	0.0%
				Slope (0.04)		
				Unstable excavation walls (0.01)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Colonel, very stony (27%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Slope (0.04)		
				Unstable excavation walls (0.01)		
			Brayton, very stony (6%)	Depth to saturated zone (1.00)		
				Slope (0.04)		
				Unstable excavation walls (0.01)		
			Tunbridge, very stony (4%)	Depth to hard bedrock (1.00)		
				Slope (0.04)		
				Unstable excavation walls (0.01)		
			Lyman, very stony (2%)	Depth to hard bedrock (1.00)		
				Slope (0.04)		
				Unstable excavation walls (0.01)		
MSC	Masardis gravelly fine sandy loam, strongly sloping	Very limited	Masardis (85%)	Unstable excavation walls (1.00)	23.7	4.7%
				Slope (0.16)		
			Brayton (3%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Wonsqueak (3%)	Depth to saturated zone (1.00)		
				Flooding (0.60)		
				Unstable excavation walls (0.01)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
MYD	Monson-Elliottsville-Knob Lock complex, 8 to 30 percent slopes, very rocky	Very limited	Monson (35%)	Depth to hard bedrock (1.00)	104.0	20.5%
				Organic matter content (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Elliottsville (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Knob Lock (20%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Abram (7%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Chesuncook (4%)	Depth to saturated zone (1.00)		
				Slope (0.63)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Telos (1%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
ROD	Ricker-Rock outcrop	Very limited	Ricker (50%)	Depth to hard bedrock (1.00)	29.3	5.8%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	complex, moderately steep			Slope (1.00)		
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Monson (10%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Abram (10%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
			Monarda (3%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Elliottsville (2%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.01)		
THC	Telos-Chesuncook association, 3 to 15 percent slopes, very stony	Very limited	Telos (50%)	Depth to saturated zone (1.00)	60.3	11.9%
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Chesuncook (35%)	Depth to saturated zone (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Monarda (6%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Ragmuff (4%)	Depth to saturated zone (1.00)		
				Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Elliottsville (4%)	Depth to hard bedrock (1.00)		
				Slope (0.16)		
				Unstable excavation walls (0.01)		
			Monson (1%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Slope (0.63)		
				Unstable excavation walls (0.01)		
TLC	Telos-Chesuncook-Elliottsville association, 3 to 15 percent slopes, very stony	Very limited	Telos (40%)	Depth to saturated zone (1.00)	24.8	4.9%
				Organic matter content (1.00)		
				Unstable excavation walls (0.01)		
			Chesuncook (25%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
			Elliottsville (20%)	Depth to hard bedrock (1.00)		
				Slope (0.16)		
				Unstable excavation walls (0.01)		
			Ragmuff (9%)	Depth to saturated zone (1.00)		
				Depth to hard bedrock (1.00)		
				Unstable excavation walls (0.01)		
			Monson (3%)	Depth to hard bedrock (1.00)		
				Organic matter content (1.00)		
				Slope (0.63)		
				Unstable excavation walls (0.01)		
			Monarda (3%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
TMB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	Very limited	Monarda (45%)	Depth to saturated zone (1.00)	39.7	7.8%
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Telos (40%)	Depth to saturated zone (1.00)		
				Organic matter content (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
			Burnham (7%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
				Large stones (0.67)		
				Dense layer (0.50)		
			Chesuncook (4%)	Depth to saturated zone (1.00)		
				Dense layer (0.50)		
				Unstable excavation walls (0.01)		
			Ragmuff (3%)	Depth to hard bedrock (1.00)		
				Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
			Wonsqueak (1%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Unstable excavation walls (0.01)		
Totals for Area of Interest					**507.9**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	507.7	100.0%
Somewhat limited	0.2	0.0%
Totals for Area of Interest	**507.9**	**100.0%**

Description

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

LUPC Received
7/1/2025

WETLAND, WATERCOURSE AND VERNAL POOL RECONNAISSANCE AND DELINEATION REPORT: PROPOSED UNDERGROUND UTILITY PROJECT: MAY 2025

Burnt Jacket Mountain and Moosehead Lake
Beaver Cove, Maine

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May 2025

Contents

Appendices

1.0 Introduction

As requested by JLF Architecture (JLF), in February 2025 Flycatcher LLC (Flycatcher) conducted a natural resources field review along 2.5 miles of Burnt Jacket Road in Beaver Cove, Maine (Survey Area). The extent of the Survey Area is depicted on Figure 1 - USGS Location Map and Figure 2 – Natural Resource Maps (Appendix A). The purpose of this reconnaissance level survey was to identify the rough boundaries of protected resources to inform the potential development of the underground utility, and siting above-ground splice boxes, which would power future development on the property (Project). The survey was completed during this timeframe to help the client continue site planning and design during the winter months. The results of this survey provided information for planning purposes and was not suitable for final engineering or permitting purposes in all areas.

On May 2, 2025 a Flycatcher biologist returned to the Survey Area to perform a wetland delineation and vernal pool survey in the portion of the Survey Area where the utility will transfer from above to below ground near the intersection of Burnt Jacket Road with Lily Bay Road, and in locations of proposed above ground splice boxes.

This report provides a description of the methods used and the findings of the surveys. Definitions and regulations referenced in this report follow those prescribed by the U.S. Army Corps of Engineers (USACE) and the Maine Land Use Planning Commission (LUPC), the lead agencies that oversee natural resources protection and permitting in Maine.

2.0 Survey Area

General Description: As depicted on Figure 1, the approximately 18-acre Survey Area consists of a 40-foot swath, 20 feet on either side, of a 2.5 mile section of Burnt Jacket Road. The Survey Area extends westerly along Burnt Jacket Road from the intersection with Lily Bay Road to a previously delineated area at the intersection with Evergreen Point Road. Burnt Jacket Road is maintained to allow vehicle travel to Burnt Jacket Mountain and to the few existing houses and camps along Moosehead Lake.

3.0 Methods

3.1 Wetlands

Wetlands are defined by the federal government as: "*Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas*" (Federal Register, 1982).

The LUPC definition of Freshwater Wetland is "*Freshwater swamps, marshes, bogs and similar areas that are inundated or saturated by surface or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils and not below the normal high water mark of a body of standing water, coastal wetland, or flowing water*."[1]

3.1.1 Wetland Reconnaissance Survey

Experienced wetland scientists from Flycatcher completed field reconnaissance for natural resources within the Survey Area during winter conditions in early 2025. The scientists utilized topography and the presence or absence of hydrophytic vegetation to determine the locations of the regulated natural resources.

[1] Maine Land Use Planning Commission Chapter 2 of the Commission's Rules: Definitions. 2022. 01-672 CHAPTER 2

The vegetation wetland indicator status followed the current version USACE National Wetland Plant List[2]; being facultative (FAC), facultative upland (FACU), facultative wetland (FACW), obligate wetland (OBL), or upland (UPL). An area with a predominance of wetland dependent vegetation (FAC, FACW, or OBL) or upland vegetation (FAC, FACU, or UPL), informed the determination and grouping of site features into the three categories listed below:

Wetland:

- Located within low-lying areas and/or areas with pit and mound microtopography;
- Dominant vegetation is OBL, FACW, and/ or FAC; and
- Hydrology indicators were visible and observed.

Upland:

- Landscape position and topography are characteristic of upland areas;
- Dominant vegetation UPL, FACU, FAC; and
- Hydrology indicators were not observed.

Potential Wetland:

- Vegetation was neither dominant for wetland or upland indicator status species; and
- There was not enough information available on hydrology and topography to make a definite determination

The intent of this reconnaissance survey was to facilitate the avoidance and minimization of impacts to wetland features and it did not constitute a formal delineation.

3.1.2 Wetland Delineation

Wetland delineations were conducted in accordance with the USACE Wetland Delineation Manual[3] and the Northcentral and Northeast Regional Supplement (Version 2.0).[4] The manual and supplement provide a repeatable methodology to identify and map wetland areas and are the accepted wetland delineation methodology of the LUPC and the USACE.

The USACE, as part of an interagency effort with the U.S. Environmental Protection Agency (EPA), the U.S. Fish and Wildlife Service (USFWS), and the U.S. Department of Agriculture NRCS, developed the 2016 National Wetland Plant List (NWPL). The NWPL is used to determine whether the hydrophytic vegetation parameter is met when conducting wetland determinations under the Clean Water Act. Plant names and hydrophytic determinations were based on the most current update to the NWPL.[5] Hydric soil determinations were based on *Field Indicators for Identifying Hydric Soils in New England, Version 4,*[6] *Field*

[2] U.S. Army Corps of Engineers. (2023). 2022 National Wetland Plant List, version 3.6. U.S. Army Engineer Research and Development Center, Vicksburg, MS

[3] Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.

[4] U.S. Army Corps of Engineers. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

[5] U.S. Army Corps of Engineers 2022. National Wetland Plant List, version 3.4 http://wetland-plants.usace.army.mil/U.S. Army Corps of Engineers Engineer Research and Development Center Cold Regions Research and Engineering Laboratory, Hanover, NH

[6] New England Hydric Soils Technical Committee. 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.

Indicators of Hydric Soils in the United States, Version 8.2,[7] and the Maine Association of Professional Soil Scientist (MAPSS) Key for the Identification of Soil Drainage Class[8].

3.2 Streams

The LUPC definition of Flowing Water is: *a channel that has defined banks created by the action of surface water and has two or more of the following characteristics:*

a) *It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.*
b) *It contains or is known to contain flowing water continuously for a period of at least six months of the year in most years.*
c) *The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.*
d) *The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.*
e) *The channel contains aquatic vegetation and is essentially devoid of upland vegetation. Such waters are commonly referred to as rivers, streams, and brooks. Flowing water does not mean a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining storm water or a grassy swale.*

LUPC further defines the term Flowing Water as follows:

Major Flowing Water: *A flowing water downstream from the point where such water drains 50 square miles or more.*

Minor Flowing Water: *A flowing water upstream from the point where such water drains less than 50 square miles.*

Watercourse identification relied upon the LUPC definitions and the methods outlined in the Maine Department of Environmental Protection (MDEP) *Identification Guide for Rivers, Streams, and Brooks*[9].

During the reconnaissance mapping the wetland scientists mapped approximate locations of streams within the Survey Area. Evidence of a channel was used to identify potential streams; however, due to snow cover during the survey some channels were obscured and not observed.

As part of the May 2025 delineation the wetland scientist mapped streams and recorded data for evidence of hydrology, substrate, bankfull widths, Ordinary High Water Mark widths, water depths, and presence of aquatic organisms and vegetation.

3.3 Vernal Pool Survey

Vernal pools are temporarily/seasonally flooded wetlands that provide the primary breeding habitat for vernal pool indicator species, and a host of secondary faunal species. Wood frogs (*Lithobates sylvaticus*) spotted salamanders (*Ambystoma maculatum*), blue spotted salamanders (*Ambystoma laterale*), and fairy shrimp (*Eubranchipus spp.*) are vernal pool indicator species that depend on vernal pools for breeding habitat. Because they are generally judged by the regulatory authorities based on productivity of breeding

[7] United States Department of Agriculture, Natural resources Conservation Service. 2018. Field Indicators of Hydric Soils in the United States, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
[8] Maine Association of Professional Soil Scientists. 2013. Key for the Identification of Soil Drainage Class. Revised.
[9] Danielson, T. J. 2018. Natural resources Protection Act (NRPA) Streams, Rivers, and Brooks. Maine Department of Environmental Protection, Augusta, ME.

vernal pool species, vernal pools must be assessed during the breeding season (generally mid-April to Late-May).

The Maine Association of Wetland Scientists (MAWS) Vernal Pool Technical Committee Vernal Pool Survey Protocol (April 2014) [10] methods were relied upon for performing surveys. During the reconnaissance mapping the wetland scientists mapped potential vernal pools in accordance with Section 3.4.4, Non-Breeding Season Survey. The wetland scientists relied on topography, best professional judgement, and evidence of inundation to identify potential vernal pools.

During the May 2025 delineation the wetland scientist conducted a vernal pool survey in the spring breeding season to assess breeding activity. This survey followed the definitions provided in Chapter 335 of the NRPA[11], USACE Maine General Permit[12], and the methods described in the MAWS Vernal Pool Protocol.

3.4 GPS Location

Features (e.g., wetlands, streams, vernal pools, estimated wetland boundaries) located during the on-site survey were geolocated using a mapping grade global positioning system (GPS) unit (Juniper Systems' Geode GPS Antenna and ESRI's ArcGIS Collector software).

4.0 Findings

Wetland scientists completed the reconnaissance survey of the Survey Area on February 4, 2025. The site was covered in approximately 1-3 feet of snow. Due to the site conditions, our reconnaissance efforts were largely informed by the visible plant species and potential topography/hydrology present. Soil explorations were not possible due to frozen ground. These findings were considered preliminary and intended to only inform design activities.

On May 2, 2025 a Flycatcher biologist returned to the Survey Area to perform a wetland delineation and vernal pool survey for a portion of the Survey Area where the utility would transition from above to below ground near the intersection of Burnt Jacket Road with Lily Bay Road, and to site above ground splice boxes at multiple locations along Burnt Jacket Road.

4.1 Wetlands

The locations of delineated wetlands and reconnaissance mapped approximate wetland areas are depicted in the Figure 2 map set in Appendix A and summary descriptions of the delineated wetlands including covertype[13], vegetation, hydrology, and hydric soil indicators are provided in Table 1, Appendix B. When the reconnaissance survey indicated that a wetland might be present but a wetland delineation was not completed, these areas are labelled as "Estimated Wetland" and "Potential Wetland"on Figure 2 in Appendix A.

4.2 Streams

The location of each delineated stream is depicted in the Figure 2 map set in Appendix A and summary descriptions are provided in Table 2, Appendix B.

[10] MAWS (2014). *Vernal Pool Technical Committee Vernal Pool Survey Protocol.* April 2014.
[11] MEDEP. *Significant Wildlife Habitat.* Chapter 335, Section 9.
[12] USACE (2020). *Department of the Army General Permits for the State of Maine*. Section IV. 20.
[13]Wetland classifications per USFWS' Cowardin et al. 1979 (https://www.fws.gov/wetlands/Documents/Classification-of-Wetlands-and-Deepwater-Habitats-of-the-United-States.pdf).

4.3 Vernal Pools

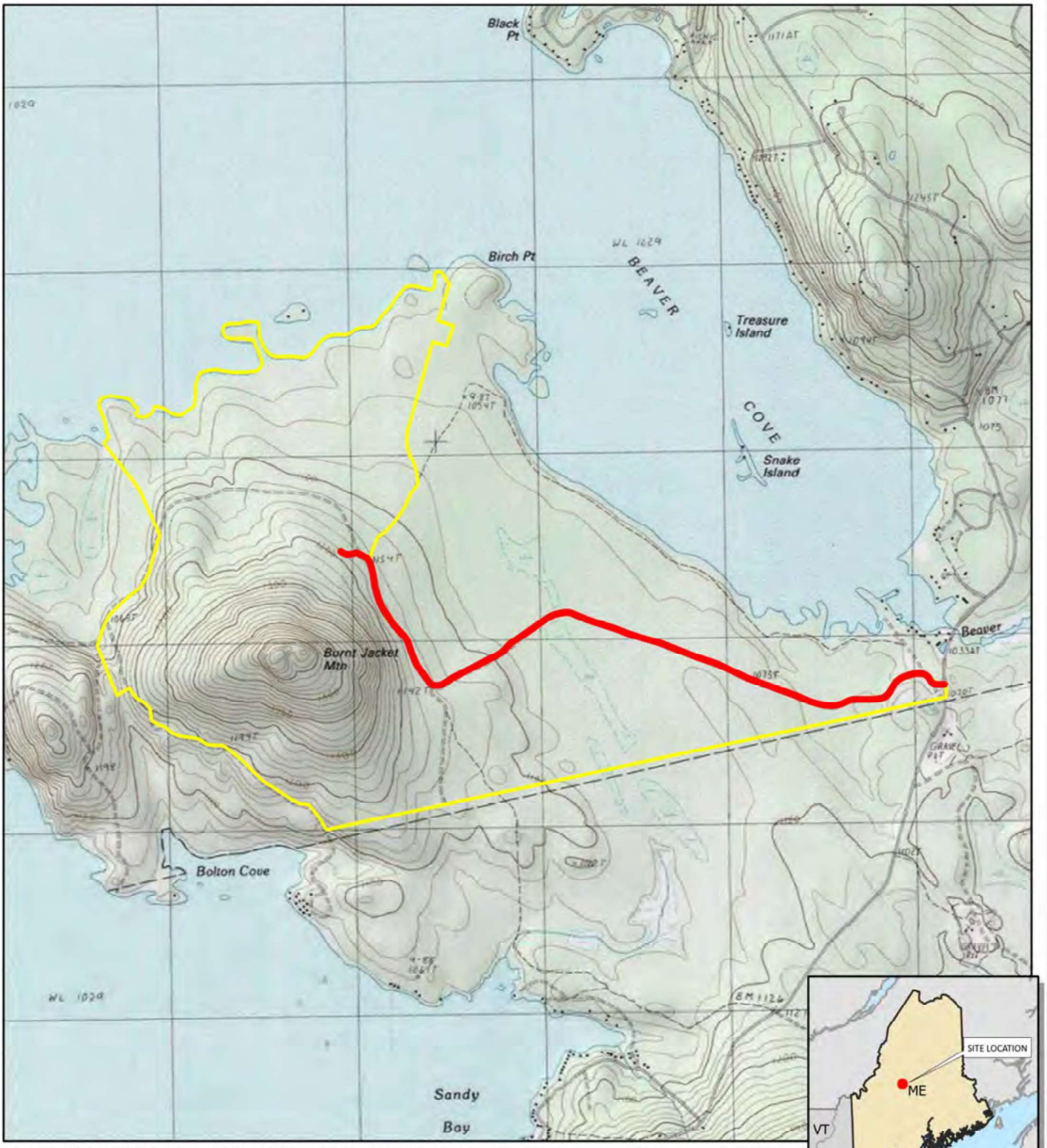
Three vernal pools were mapped during the spring breeding season survey. As all of these were determined to be man-made features and therefore would not meet a Significance determination by the MDIFW, a second follow-up visit was not conducted. The location of each vernal pool is depicted in the Figure 2 map set in Appendix A and summary descriptions are provided in Table 3, Appendix B.

5.0 Conclusions

An underground utility with associated above-ground splice boxes is proposed to provide power to a potential development in the vicinity of Burnt Jacket Road in Beaver Cove, Maine. A reconnaissance survey was completed in early 2025 in order to provide a high-level assessment of potential resources along the roadway so as to inform the final design. A formal field survey was completed in the Spring of 2025 to delineate wetlands and streams as well as survey for vernal pools. The field effort identified eleven wetlands and three streams along the portion of Burnt Jacket Road where the utility line will be underground. Three vernal pools were also located, although none of these met the state definition of a Significant Vernal Pool.

Appendix A Figures

LUPC Received
7/1/2025



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.

1" = 2,500'
1:30,000

0 2,500 5,000 FEET

PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

Flycatcher
LAND + SCIENCE + PEOPLE

PROJECT:

JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

LEGEND:

SURVEY AREA
PARCEL BOUNDARY

DRAWN BY:	G. BOZEK
CHECKED BY:	R. KELSHAW
MONTH:	MARCH
YEAR:	2025
PROJ. NO.:	23P-001
CLIENT:	JLF ARCHITECTS

FIGURE 1 - USGS LOCATION MAP

LUPC Received
7/1/2025

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- ESTIMATED WETLAND
- VERNAL POOL
- CULVERT

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		**FIGURE 2**
YEAR:	2025		*Page 1 of 9*

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

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LUPC Received
7/1/2025

LEGEND

- PROPOSED UNDERGROUND POWER LINE
- DELINEATED PERENNIAL STREAM
- ESTIMATED WETLAND
- CULVERT

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		
YEAR:	2025		

FIGURE 2
Page 2 of 9

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

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LUPC Received
7/1/2025

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- ESTIMATED WETLAND
- CULVERT

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		
YEAR:	2025		

FIGURE 2
Page 3 of 9

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

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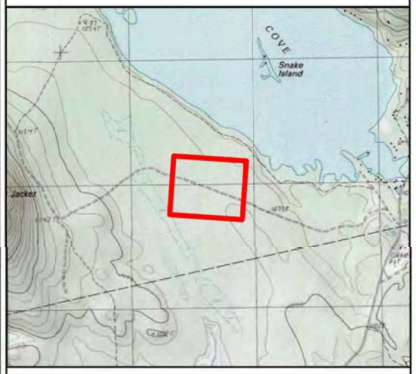
LUPC Received
7/1/2025

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- POTENTIAL WETLAND
- ESTIMATED WETLAND
- CULVERT



0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		**FIGURE 2**
YEAR:	2025		*Page 4 of 9*

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

Path: C:\Flycatcher\Projects\SGC\23P\001_BURNT_JACKET\TS_PRO\23P-001_BURNT_JACKET.aprx

LUPC Received
7/1/2025

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- POTENTIAL WETLAND
- ESTIMATED WETLAND

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		**FIGURE 2**
YEAR:	2025		*Page 5 of 9*

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Path: C:\Flycatcher\Projects\SGC\23P-001_BURNT_JACKET\GIS_PROJ\23P-001_BURNT_JACKET.aprx

LUPC Received
7/1/2025

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- POTENTIAL WETLAND
- ESTIMATED WETLAND
- CULVERT

0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		
YEAR:	2025		

FIGURE 2
Page 6 of 9

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

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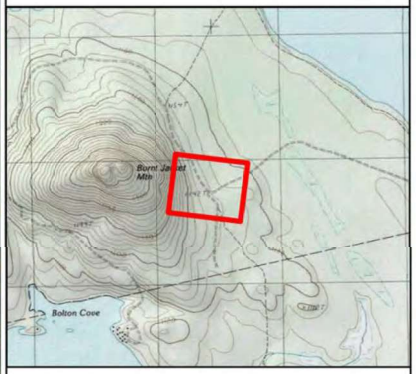
LUPC Received
7/1/2025

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED INTERMITTENT STREAM
- DELINEATED WETLAND
- POTENTIAL WETLAND
- ESTIMATED WETLAND
- CULVERT



0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		
YEAR:	2025		

FIGURE 2
Page 7 of 9

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

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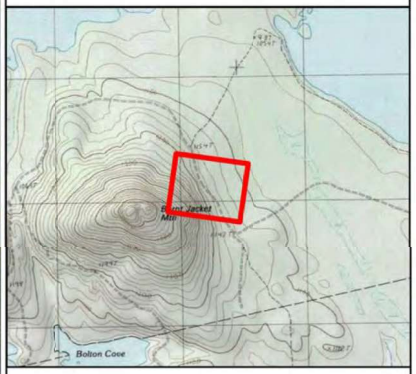
LUPC Received
7/1/2025

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

LEGEND

- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- POTENTIAL WETLAND
- CULVERT



0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		
YEAR:	2025		

FIGURE 2
Page 8 of 9

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

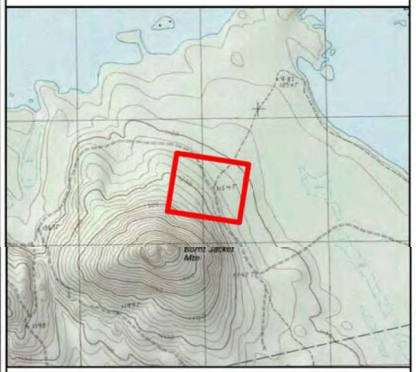
FILE NO.: 23P-001_BURNT_JACKET

LUPC Received
7/1/2025

Coordinate System: NAD 1983 StatePlane Maine East FIPS 1801 Feet

LEGEND

- PROPOSED SPLICE BOX LOCATION
- PROPOSED UNDERGROUND POWER LINE
- DELINEATED WETLAND BOUNDARY
- DELINEATED INTERMITTENT STREAM
- DELINEATED WETLAND
- POTENTIAL WETLAND
- CULVERT



0 150 300
Feet

1" = 150'
1:1,800

PROJECT:
JLF ARCHITECTS
BURNT JACKET
BEAVER COVE, PISCATAQUIS COUNTY, MAINE

TITLE:
PROPOSED UNDERGROUND UTILITY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	23P-001
CHECKED BY:	R. KELSHAW		
MONTH:	MAY		**FIGURE 2**
YEAR:	2025		*Page 9 of 9*

Flycatcher LAND + SCIENCE + PEOPLE

JLF ARCHITECTS — PASSION TO DESIGN. INTEGRITY TO BUILD. FREEDOM TO DREAM.

FILE NO.: 23P-001_BURNT_JACKET

Appendix B Tables

LUPC Received
7/1/2025

Table 1. Delineated Wetlands					
Resource ID	***Cowardin Classification1***	***Hydrology Indicators***	***Dominant Vegetation***	***Hydric Soil Indicators***	***Description & Notes***
W-RDK-500	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Balsam fir (*Abies balsamea*), yellow birch (*Betula alleghaniensis*), sensitive fern (*Onoclea sensibilis*), cottongrass bullrush (*Scirpus cyperinus*),	Depleted Below Dark Surface (Allb)	Wetland was apparently part of a larger wetland located to the north of Burnt Jacket Road that was bisected by the road construction; still connected by a culvert under the road. Contains VP-CWF-1.
W-RDK-501	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Balsam fir, yellow birch, red maple (*Acer rubrum*), bluejoint (*Calamagrostis canadensis*)	Histic epipedon (A2)	Small, isolated man-made wetland. Old borrow located south of Burnt Jacket Road and west of Lily Bay Road. Contains VP-RDK-500.
W-RDK-502	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Eastern arborvitae (Thuja occidentalis), balsam fir, broad-leaf cat-tail (T*ypha latifolia*)	Histosol (A1)	Large, forested wetland located north of Burnt Jacket Road and west of Lily Bay Road. Connected to W-RDK-500 by culvert under Burnt Jacket Road.
W-RDK-503	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Balsam fir, yellow birch, red maple, eastern arborvitae, sensitive fern, broad-leaf meadowsweet (*Spiraea latifolia*), bluejoint	Depleted Matrix (F3a)	Large, forested wetland located south of Burnt Jacket Road. Connected to W-RDK-504 by culvert under Burnt Jacket Road.

W-RDK-504	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Balsam fir, yellow birch, red maple, eastern arborvitae, sensitive fern, broad-leaf meadowsweet (Spiraea latifolia), bluejoint	Depleted Matrix (F3a)	Large, forested wetland located north of Burnt Jacket Road. Connected to W-RDK-503 by culvert under Burnt Jacket Road.
W-RDK-505	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Black spruce (*Picea mariana*), balsam fir, eastern arborvitae, yellow birch, red maple, speckled alder (*Alnus incana*), bluejoint, steeplebush (*Spiraea tomentosa*), lamp rush (*Juncus effusus*), large cranberry (*Vaccinium macrocarpon*), leatherleaf (*Chamaedaphne calyculata*)	Histosol (A1)	Large black spruce bog located on the south side of Burnt Jacket Road. Connected to W-RDK-506 by culvert under Burnt Jacket Road.
W-RDK-506	PFO	Surface Water (A1), High Water Table (A2), Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Black spruce, balsam fir, eastern arborvitae, yellow birch, red maple, speckled alder, bluejoint, steeplebush, lamp rush, large cranberry, leatherleaf	Histosol (A1)	Large black spruce bog located on the north side of Burnt Jacket Road. Connected to W-RDK-505 by culvert under Burnt Jacket Road.
W-RDK-507	PEM/PSS	Saturation (A3), Sparsely Vegetated Concave Surface (B8), Water-Stained Leaves (B9), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Interrupted fern (*Osmunda claytoniana*), ostrich fern (*Matteuccia struthiopteris*), gray willow (*Salix bebbiana*), sensitive fern, red maple	Depleted Matrix (F3b)	Portion of a larger forested wetland outside the Survey Area, within Survey Area is a log landing where trees were cut and soil regraded. Flows into ditch along Burnt Jacket Road which outlets as stream S-RDK-501.

W-RDK-508	PFO	High Water Table (A2), Saturation (A3), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Eastern arborvitae, balsam fir, yellow birch, sensitive fern	Depleted Matrix (F3a)	Narrow, forested swale with a discontinuous channel that flows to the Burnt Jacket Road ditch. The ditch downslope is maintained and not wetland or a stream. That water flows through a culvert under Burnt Jacket Road and the outlet is channelized and is stream S-RDK-502.
W-RDK-509	PEM	Surface Water (A1), High Water Table (A2), Saturation (A3), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Fringed sedge (*Carex crinita*), yellow birch, balsam fir, eastern arborvitae, meadow horsetail, (E*quisetum pratense*), evergreen wood fern, sensitive fern, interrupted fern (*Osmunda claytoniana*)	Depleted Matrix (F3)	The area is a manmade wetland, excavated culvert outlet that is not maintained and has wetland parameters.
W-RDK-510	PEM/PSS	High Water Table (A2), Saturation (A3), Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4), FAC-Neutral Test (D5)	Red maple, gray willow, fringed sedge, sensitive fern, balsam fir, speckled alder	Depleted Matrix (F3a)	Portion of a larger forested wetland outside the Survey Area, within Survey Area is a log landing where trees were cut and soil regraded. Flows into ditch along Burnt Jacket Road. The ditch downslope is maintained and not wetland or a stream. That water flows through a culvert under Burnt Jacket Road and the outlet is wetland W-RDK-509.
1. Wetland classifications per USFWS' Cowardin et al. (1979) (https://www.fws.gov/wetlands/Documents/Classification-of-Wetlands-and-Deepwater-Habitats-of-the-United-States.pdf).					
* = Morphological Adaptations					

Table 2. Delineated Streams							
Resource Field ID(s)	*Flow Regime*	*Flow Direction*	*Dominant Substrates*	*Approximate Width (ft.)*	*Approximate Depth (ft.)*	*Associated Resources*	*Description*
S-RDK-500	Perennial	Northwest	Muck, sand, gravel	4 to 6	1.0 – 2.0	None	Meanders through large forested swamp and crosses under Burnt Jacket Road. Upstream of the road the substrate is muck and downstream is sand and gravel.
S-RDK-501	Intermittent	Northeast	Sand, gravel	2 to 3	0.5	None	Wetland W-RDK-507 drains to a Burnt Jacket Road ditch which flows through a culvert under the road. The stream begins at the road culvert flowing within a man-made ditch through an upland. The water flow has created a channel within the ditch.
S-RDK-502	Intermittent	Northeast	Sand, gravel	2 to 3	0.5	Forested swamp	Several wetlands drain to a Burnt Jacket Road ditch which flows through a culvert under the road. The stream begins at the road culvert flowing within a man-made ditch through an upland. The water flow has created a channel within the ditch.

Table 3. Delineated Vernal Pools								
Resource ID	**Pool Origin**	**Vernal Pool Indicator Species Use (based on one survey)**				**NRPA Significant***	**Associated Resources**	**Description**
		Wood Frog Egg Masses	*Spotted Salamander Egg Masses*	*Blue Spotted Salamander Egg Masses*	*Fairy Shrimp or RTE*			
VP-CWF-1	Unnatural	15	2	15	0	No	W-RDK-500	Excavation: large roadside borrow near the intersection of Burnt Jacket and Lily Bay Roads.
VP-RDK-500	Unnatural	13	0	0	0	No	W-RDK-501	Excavation: large roadside borrow near the intersection of Burnt Jacket and Lily Bay Roads.
VP-RDK-501	Unnatural	18	0	0	0	No	Large forested swamp	Small set of ruts adjacent to Burnt Jacket Road within a large wetland complex.
*Vernal pool significance determined in breeding season by the criteria found in: MDEP. Significant Wildlife Habitat. Chapter 335, Section 9.								
PVP-NIA-1 & 2 observed outside vernal pool breeding season; potential vernal pool survey results.								

Appendix C Photographs

Wetland W-RDK-500

Wetland W-RDK-501

Wetland W-RDK-502

Wetland W-RDK-503

Wetland W-RDK-504

Wetland W-RDK-505

Wetland W-RDK-507

Wetland W-RDK-508

Stream S-RDK-500

Stream S-RDK-501

Stream S-RDK-502

Vernal Pool VP-CWF-1

Vernal Pool VP-RDK-500

Vernal Pool VP-RDK-501

LUPC Received
7/1/2025

EXHIBIT 24B - WATER AND AIR QUALITY:

The project area at its closet point is located approximately 921 feet from Moosehead Lake and will not impact mapped wetlands or streams outside of existing previously disturbed roadways. Groundwater discharge and extraction are not planned or anticipated as part of this utility extension.

Air emissions from the project area are limited to traffic exhaust during construction. Traffic is anticipated to be minimal after construction and limited to residential and land management uses. The project does not require an Air Emissions License from the MEDEP Bureau of Air Quality. There are no odors anticipated, or potential odor sources identified for the proposed project.

EXHIBIT 25 - EROSION, SEDIMENTATION, AND DRAINAGE CONTROL MEASURES:

The project will result in soil disturbance less than one acre. Adequate soil erosion prevention measures will comply with the Basic Standards of MEDEP Chapter 500. All Erosion and Sedimentation Control Devices will be constructed in conformance with the Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers, dated October 2016, as currently revised. A Construction Stormwater Pollution Prevention Plan (SWPPP) prepared by SME is attached as Exhibit 25B . Erosion and sediment control details and specifications are included as part of the SWPPP. A copy of the SWPPP will be maintained on-site during construction and available for contractor reference.

LUPC Received
7/1/2025

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
UTILITY EXTENSION
BURNT JACKET ROAD
BEAVER COVE, MAINE

Prepared for

BURNT JACKET HOLDING I, LLC

May 2025

4 Blanchard Road
P.O. Box 85A
Cumberland, ME 04021

Tel: 207.829.5016 sme-engineers.com

SME
SEVEE & MAHER
ENGINEERS

TABLE OF CONTENTS

LIST OF APPENDICES

LIST OF FIGURES

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
UTILITY EXTENSION
BURNT JACKET HOLDING I, LLC
BEAVER COVE, MAINE

1.0 INTRODUCTION

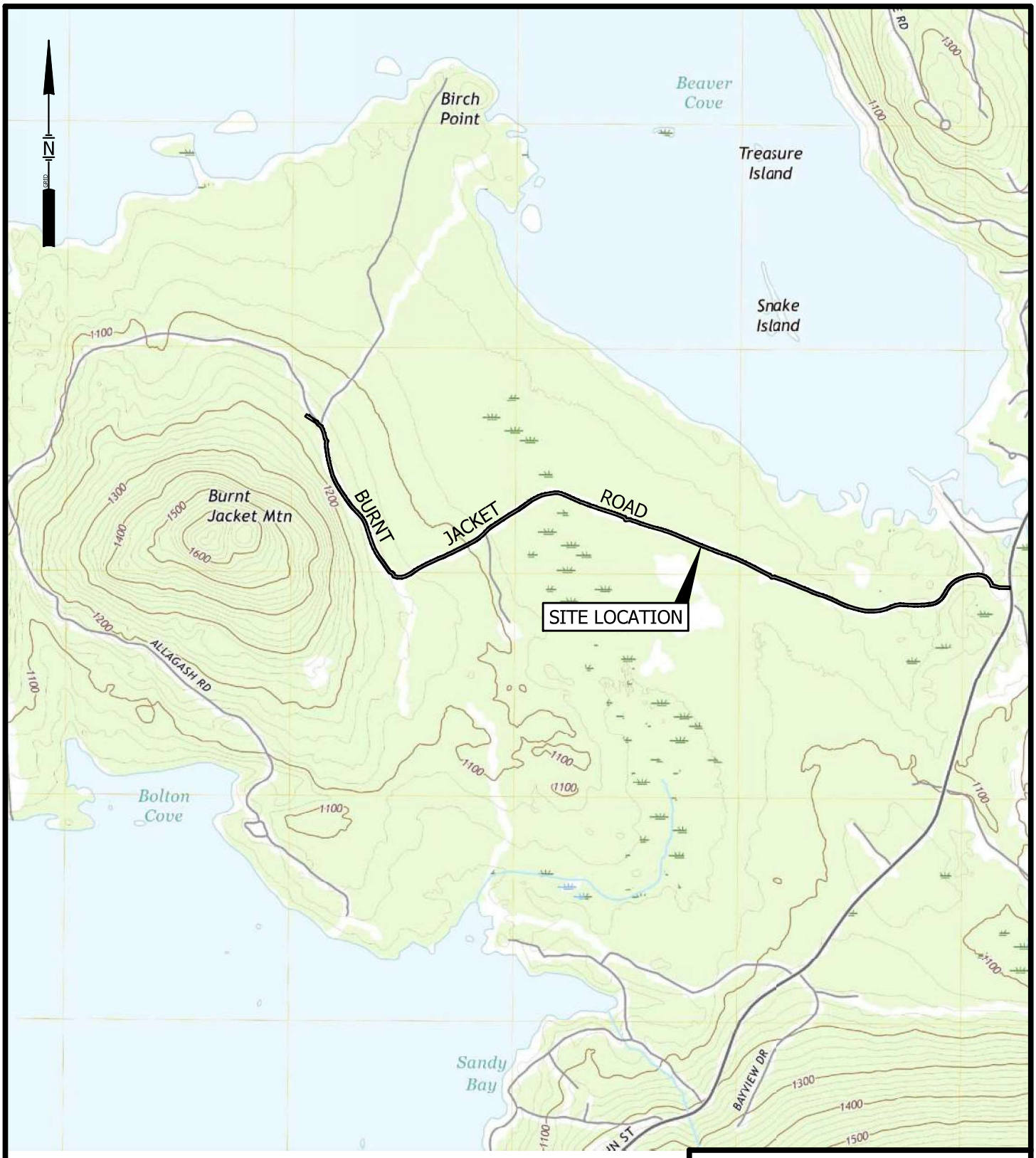
This Stormwater Pollution Prevention Plan (Plan) was prepared for the construction of the proposed utility extension along Burnt Jacket Road in Beaver Cove, Maine (Project) in accordance with the Maine Department of Environmental Protection (MEDEP) Erosion and Sediment Control BMP Manual, and Maine Construction General Permit (MCGP).

2.0 PROJECT DESCRIPTION

Burnt Jacket Holding I, LLC is proposing to extend three-phase power from Lily Bay Road to the intersection of Burnt Jacket Road and Evergreen Point Road in Beaver Cove, Maine. The project will connect to the existing overhead utility service along Lily Bay Road through three new utility poles, after which it will be buried in a privately owned and maintained conduit trench. The total length of the project will be roughly 12,500 feet (2.36 miles). Electrical concrete vaults will be located approximately every 1,000 feet to provide access to the cables and in two locations sectionalizer cabinets will be installed approximately 15 feet outside the edge of the road. See Figure 1, Site Location Map, for the site location on a 7.5-min USGS Topo Quad Map. More details on the project are shown in the engineering drawing set appended to this Plan.

The following sections of the Plan address the specific requirements for a Construction Activity of the MCGP and will be followed during construction of the Project.

LUPC Received
7/1/2025



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
LILY BAY, ME - 2021

1000 0 2000 FEET

DWG: SITELOC LMN: NONE CTB: SME-STD.CTB JOB#: 231136.03 REV: 3/10/2025

FIGURE 1
SITE LOCATION MAP
BURNT JACKET HOLDING I, LLC
UTILITY EXTENSION
BEAVER COVE, MAINE

SME
SEVEE & MAHER
ENGINEERS

\\Nserver\cfs\Beaconsfield Farm Project\Acad\Figures\SITELOC.dwg, A_FIG 1-UTILITY LINE, 3/10/2025 11:37:12 AM, sjm

3.0 EROSION AND SEDIMENTATION CONTROL (MCGP APPENDIX A)

This section has been prepared to address Appendix A of the MCGP and provide further project details to demonstrate compliance with the requirements.

3.1 Pollution Prevention

The project has been designed to minimize disturbed areas and protect the natural downgradient buffers as much as practicable. The Contractor will provide the appropriate Erosion Control Best Management Practices (BMPs) to control the stormwater volume and velocity within the site to minimize soil erosion. This will include minimizing impacts to steep slopes, controlling stormwater discharges, including both peak flow rates and volume to minimize erosion at outlets. The discharge from the site will be controlled to prevent erosion of any open drainage channels, swales, stream channels or stream banks; and upland, coastal, or freshwater wetlands off the project site.

3.1.1 Buffers and Perimeter Controls

There will be no project disturbance within 50 feet of a protected natural resource other than what has been shown on the provided drawing set. BMP perimeter controls will be installed downslope from any exposed soil or disturbed areas within the project area. In areas of disturbance within 50 feet of a protected natural resource, perimeter controls will be doubled. All erosion and sedimentation control measures will be followed throughout this document and as shown within the approved drawing set.

3.2 Preserve Native Topsoil, Unless Infeasible

Suitable topsoil within the project disturbance limits will be stripped and stockpiled for reuse in reclaiming disturbed land areas. When project construction results in excess topsoil, the Contractor will make every effort to spread it within the project site or will take it off-site after completion of final site reclamation. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed, and no off-site sedimentation will occur. Stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of any perimeter silt fence. Stockpiles not actively being used shall be seeded and mulched to help prevent erosion and pollution.

3.3 Minimize Soil Compaction

In areas of the site where vegetation will be established, vehicle and equipment use will be restricted, or the soils will be rehabilitated through tilling or ripping to a depth that will leave an uncompacted root zone. In areas where new topsoil will be installed, topsoil will be lightly compacted to ensure a uniform and firm seedbed (excessive compaction will increase runoff and prevent seed rooting). Seeding and mulching will be applied as soon as possible upon final grading or as a temporary cover if final grading will not occur before 14 days.

Topsoil Loam and Seed	
Description:	Topsoil provides a loose medium for root development, and a good quality-topsoil will contain decomposed organic matter which retains nutrients and water for plant growth. The topsoil should be friable, loamy and should be free of debris, trash, stumps, rocks, roots, weeds, or any substance that is toxic to plant growth.
Maintenance and Compaction Requirements	• Topsoil should not be placed on frozen, muddy, or an extremely wet subgrade. • Prior to spreading the topsoil, the subgrade should be loosened or scarified to a depth of at least 2 inches to ensure bonding. • The topsoil should be 4 inches deep and uniform. Rototilling for a deeper rooting zone on poor subsoils (sloping wet sites or with sand and gravels) is recommended. • Lightly compact the topsoil to ensure a uniform and firm seedbed (excessive compaction will increase runoff and prevent seed rooting). • The sideslopes of the topsoil stockpile will not exceed 2:1. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within seven days of formation, or temporarily mulched. • Inspected after 1-inch rain event, replace loam and seed on bare soils
Design Specifications	• See Drawing C-300 and C-301

3.4 High Infiltration Capacity Soils

The proposed project will preserve the natural landscape and Hydrologic Soil Groups A and B as much as practicable, and to the extents shown on the plans. There will be no disturbance to HSG A and B soils within the project limits.

In areas where the project site will be worked on for longer than seven days, temporary sediment traps and basins will be constructed over HSG A and B soils where possible to promote infiltration of construction site runoff.

3.5 Sediment Barriers

Sediment barriers will be installed prior to any soil disturbance at the project site in accordance with the attached drawings. Sediment barriers (i.e., silt fence, erosion control berm, and silt socks) will be monitored on a regular basis. The contractor will ensure that structures are functioning properly and will perform necessary maintenance described in the Maine Construction General Permit and the MEDEP Erosion Control BMP Manual. The details and specifications for all temporary and permanent erosion controls to be installed at the site are provided in Drawing C-300, Erosion Control Notes and Details in the project plan set.

SPECIFIC PERIMETER CONTROLS

SILT FENCE	
Description:	Silt fence is a permeable geotextile fabric which intercepts overland runoff, reduces flow velocity, and promotes the settlement of sediments. The geotextile fabric will degrade due to sun exposure and its life span is approximately one field season. Pre-manufactured silt fencing with attached posts is used in most situations.
Maintenance Requirements	The following actions are recommended after storm events: • Repair and replace damaged silt fence prior to next storm event. • Remove sediment build up once sediment reaches half-way up the fence. • Signs of undercutting at the center or edges of fencing, replace with stone check dam
Design Specifications	See Drawing C-300 – Erosion and Sediment Control Notes
EROSION CONTROL MIX SEDIMENT BARRIER	
Description: Berms of erosion control mix (ECM) are effective on frozen ground, outcrops of bedrock, and heavily rooted forested areas, or when other temporary erosion and sediment control measures are not practicable	
Maintenance Requirements	• Sediment deposits should be removed when they reach approximately one-half the height of the barrier. • Replace sections of berm that decompose, become clogged with sediment, or otherwise become ineffective. The barrier should be reshaped as needed. • Erosion control mix barriers can be removed or spread into the landscape after construction. Any sediment deposits remaining in-place after the barrier is no longer required should be spread to conform to existing grade, seeded and mulched.
Design Specifications	See Drawing C-300 – Erosion and Sediment Control Notes

3.6 Stabilized Construction Entrance

Prior to construction, stabilized construction entrances will be installed wherever construction vehicles will access and egress from the site. The construction entrance will be stabilized to reduce the tracking of sediment off-site.

STABILIZED CONSTRUCTION ENTRANCE	
Description:	A pad of coarse aggregate at the construction entrance/exit will reduce the tracking of soil from construction traffic onto a public street. Sediments from the tire treads are knocked loose by the angular stones and are trapped in the voids between the stones.
Maintenance Requirements	• Maintain 6-inch thick of 2-inch crushed stone. • Sweep or shovel to paved road to remove sediment, complete within same day observed.
Design Specifications	See Drawing C-300 – Erosion and Sediment Control Notes

3.7 Temporary Sediment Basins

Where required, temporary sediment basins will be sized to store the 2-year/24-hour storm or provide 3,600 cubic feet of storage per acre draining to the basin. Erosion controls (i.e., sediment barriers, etc.) and velocity dissipation (i.e., riprap outlet protection, riprap overflows) will be used at the discharge of the sediment basin to dissipate velocity and prevent erosion.

Sediment basins, where required, will be equipped with an outlet control structure per the MEDEP Erosion Control BMP Manual, and will discharge to a stabilized riprap apron in a natural drainage channel, or undisturbed area. Exceptions may include periods of extended cold weather, where alternate outlets are

required during frozen periods. If the outlet control structure is infeasible for a portion or the entire construction period, the Contractor shall document the site conditions that prevent it from being a viable solution.

Accumulated sediment must be removed when needed to maintain at least half of the design capacity of the basin and respread on-site and stabilized with temporary seed.

3.8 Cationic Treatment Chemicals

The project does not anticipate the use of cationic treatment chemicals to control turbidity in the construction site stormwater. If polymers, flocculants, or other positively charged chemicals are required to reduce turbidity in stormwater, the Contractor will notify MEDEP in advance and obtain authorization for the use. The request for approval will include appropriate controls and implementation procedures to ensure the use will not lead to a violation of water quality standards. In addition, the request will include:

- The types of soil likely to be treated;
- The chemicals to be used;
- The method and quantity of the application;
- Manufacturer's recommendations for use; and
- Proof of training by personnel who will handle and apply the chemicals.

3.9 Temporary Stabilization

Disturbed areas not to be worked on within 14 days of disturbance will be temporarily stabilized within seven days of the disturbance. Areas within 75 feet of a downgradient protected natural resources will be temporary stabilized within 48 hours of disturbance or prior to any storm event, whichever comes first.

3.10 Removal of Temporary Measures

Temporary erosion control measures shall remain in-place and be maintained by the Contractor until all related construction is complete and the drainage area is stable. An area is considered stable if 90 percent of grass cover has been established or riprap or other permanent measures are in-place and functioning properly.

Silt barriers shall be removed and disposed of legally and properly off-site. Sediment trapped behind these controls shall be distributed to an area undergoing final grading and graded in an aesthetic manner to conform to the topography and fertilized, seeded, and mulched in accordance with the "PERMANENT SEEDING" specifications included on the drawings provided and presented in Section 3.11 of this Plan. The sediment trapped by these devices shall not be regraded within the existing drainageways.

Once the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be loamed (if necessary), fertilized, seeded, and mulched.

3.11 Permanent Stabilization

If the project area will not be worked for more than one year, or has been brought to final grade, the Contractor will permanently stabilize the area within seven days by planting vegetation, seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base, or other final surface finishes. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend areas of disturbed subsoils with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well-established. If necessary, areas must be reworked and restabilized if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. One or more of the following may apply to a particular site.

- Seeded areas. For seeded areas, permanent stabilization means a 90 percent cover of the disturbed area with mature, healthy plants with no evidence of washing or riling of the topsoil.
- Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.
- Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with approved mulch material. Erosion Control Mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.
- Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.
- Agricultural Use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.
- Paved Areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.
- Ditches, Channels, and Swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap lining, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or downcutting of the channel.

Permanent erosion control measures will be implemented during site construction. Materials and construction methods for permanent measures shall be as specified on Drawing C-300.

3.12 Winter Construction

The winter construction season is from November 1 through April 15 of each year, OR outside of the period if the ground is frozen or snow covered. If construction areas are not stabilized with temporary or permanent measures by November 15, then the site will be protected with additional stabilization measures as outlined below:

- Site Stabilization. For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow;
- Sediment Barriers. All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers;
- Ditch. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department; and
- Slopes. Mulch netting must be used to anchor mulch on all slopes greater than 8 percent unless erosion control blankets or erosion control mix is being used on these slopes.

Winter excavation and earthwork will be completed to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day. All areas will be considered denuded until the subbase gravel is installed in roadway areas, or the areas of future loam and seed have been loamed, seeded, and mulched.

3.13 Laydown and Staging Areas

Construction laydown areas will occur on existing impervious surfaces where possible, or if within the limits of disturbance of the project will be:

- On an upland area outside of existing drainage patterns where possible;
- Outside of any wet areas hydraulically connected to downgradient protected natural resource and/or justified use of these areas based on site limitations. Temporary structures (e.g., swales, dikes) will be provided to intercept upgradient stormwater and divert it away; and

- Designed to provide stormwater quality treatment in compliance with the Application Chapter 500 standard for areas which will be used for more than 12 months.

The laydown areas within the project footprint that are not to remain as a finished surface after construction shall be removed, the soil below ripped or tilled, and the area loamed, seeded, and mulched.

3.14 Parking Area

During construction, the site will be accessed by pick-up trucks, delivery trucks, and vehicles daily to deliver and install equipment. Construction crews will park along the side of Burnt Jacket Road in areas where they will not prohibit the flow of traffic. Outside of the construction period, the project will not change the volume of traffic along the road.

3.15 Roads

The existing gravel road is crowned and graded to direct stormwater to the stabilized drainage swales on either side of the road. Disturbed areas of the road will be regraded to match existing conditions and maintain drainage pathways.

3.16 Culverts

No culverts are proposed as part of this project.

3.17 Stormwater Channels

No new stormwater channels are proposed as part of this project. All existing ditches, swales, and other open stormwater channels in the project area will be stabilized at the end of each workday and maintained on a daily basis.

3.18 Utility Trench

All trenches will be backfilled and temporarily stabilized, including spoil and/or backfill piles, at the end of each workday.

3.19 Additional Requirements

There are no additional requirements identified for this site.

4.0 INSPECTION AND MAINTENANCE (MCGP APPENDIX B)

The following standards will be met during construction of this project.

4.1 Inspection

Inspections will be undertaken by the Contractor's resident environmental inspector certified by the MEDEP for erosion control BMPs to assure that the controls are properly installed and correctly functioning, and that additional erosion control measures are installed if needed. A series of routine inspections shall be completed to allow for the early identification of potential problems, and to guide routine maintenance activities. Such inspections will occur weekly and within 24 hours after each rainfall event during construction until permanent stabilization measures have been properly installed. Inspections of specific measures will be carried out in accordance with the Schedule included in Appendix B of this Plan. Dates and observations shall be recorded for each inspection on an improved Inspection Log for the site specific BMPs.

4.2 Maintenance and Corrective Action

Routine maintenance activities are designed to ensure proper function of the erosion control measures and minimize pollutant transport from the site. During construction, inspections will be undertaken by the Contractor's Representative to assure that temporary or permanent erosion and sedimentation controls are property installed and functioning correctly and will be completed at the frequency outlined in the inspection checklist included in Appendix A. Corrective actions (supplemental maintenance activities or repairs) should be started within the following workday and should be completed within seven days of the inspection identifying the problem. Each maintenance activity will be recorded on the attached inspection report included in Appendix A.

If the same routine maintenance requirements are needed repeatedly, the Contractor will either complete work to fix any subsequent repeat occurrences of the same problem, or document in the inspection report why the specific reoccurrence should still be addressed as a routine maintenance item.

If BMPs need significant repair or if additional BMPs are necessary, implementation will be completed within seven calendar days, and will be documented in the inspection log why it is infeasible to complete the repair or installation, and document the schedule for installing the BMP and making it operational.

The maintenance needs for most vegetative and stabilization measures may be found in the Maine Erosion and Sediment Control BMPs manual as published in 2016 (or latest version) and/or the Maine Stormwater Best Management Practices Manual.

4.3 Documentation

The Contractor will keep a log summarizing the inspections and corrective action taken in accordance with the log included in Appendix A.

The inspection log will be maintained on site and made accessible to MEDEP staff upon request. The log shall be maintained for a minimum of three years from the completion of permanent stabilization.

4.4 Perimeter Fence

The project will not require a perimeter fence.

4.5 Additional Requirements

There are no additional requirements for this specific project.

5.0 HOUSEKEEPING (MCGP APPENDIX C)

The following details the anticipated requirements for Housekeeping during construction activity at the project site.

5.1 Spill Prevention

The following measures are proposed to prevent pollutants from construction and waste materials stored on-site from entering stormwater. It outlines the necessary controls, preventive measures, and response strategies to manage spills effectively.

- Identification of Potential Spill Sources
  - Site Assessment: Conduct a thorough assessment to identify areas where spills are likely to occur, such as storage locations for construction materials and waste.
  - Inventory Management: Maintain an up-to-date inventory of all hazardous materials stored on-site, including their quantities and storage conditions.
- Preventive Measures
  - Proper Storage:
    - Store materials in covered areas or containers to minimize exposure to stormwater.
    - Use weather-resistant and leak-proof containers for hazardous materials.
  - Handling Procedures:
    - Implement safe handling procedures to reduce the risk of spills during transportation and use as specified by the manufacturer.
    - Ensure that all containers are properly labeled and secured.
- Containment Strategies
  - Physical Barriers:
    - Install barriers such as berms or dikes around storage areas to contain spills and prevent them from spreading.
  - Secondary Containment:
    - Use spill pallets, containment sumps, or other secondary containment systems to capture any leaks or spills.
- Response Procedures
  - Immediate Actions:
    - Ensure that spill kits are readily available next to all chemicals on-site.

- Notification Protocols:
  - Notify the site supervisor or foreman of the spill immediately.
- Documentation:
  - Keep detailed records of spill incidents, including the cause, response actions taken, and any follow-up measures.
  - Conduct post-incident reviews to identify areas for improvement.

- Training and Communication
  - Training Programs:
    - Conduct regular training sessions for all personnel on spill prevention and response protocols.
    - Include spill response drills to ensure readiness.
  - Communication Channels:
    - Maintain clear communication channels for reporting spills and coordinating response efforts.
    - Emergency contact information and spill response procedures will be located around all chemicals.

- Implementation and Maintenance
  - Regular Inspections:
    - Perform regular inspections of storage areas and containment systems to ensure they are in good condition and functioning properly.
    - Address any deficiencies promptly.
  - Plan Updates:
    - Review and update the spill prevention plan periodically to incorporate new information, changes in site conditions, or lessons learned from previous spill incidents.
  - Emergency Drills:
    - Conduct emergency drills to test the effectiveness of the spill response procedures and ensure personnel are prepared to handle real spill events.

- Regulatory Compliance
  - Adherence to Regulations:
    - Ensure compliance with relevant regulations, such as the Spill Prevention, Control, and Countermeasure (SPCC) rule.

- Stay informed about any changes in regulations and update the plan accordingly.

By developing and implementing these spill prevention guidelines, operators can effectively manage and mitigate the risks associated with spills, ensuring environmental protection and compliance with regulations.

Any spill or release of toxic or hazardous substances must be reported to the Department.

- For oil spills, call 1-800-482-0777 which is available 24 hours a day.
- For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day.
- For more information, visit the Department's website at: http://www.maine.gov/dep/spills/emergspillresp/

5.2 Groundwater Protection

Liquid petroleum products and other hazardous materials with the potential to contaminate groundwater will not be handled or stored in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography, and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containments that prevent discharge to groundwater as described in Section 5.1 of this Plan will be provided to isolate portions of the site for the purposes of storage and handling of these materials.

5.3 Fugitive Sediment and Dust

Measures will be provided to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil will not be used for dust control. If off-site tracking occurs, the roadway will be swept immediately and no less than once a week prior to significant stormwater event. Dust control methods shall entail:

- Stabilize all laydown areas and all unpaved surfaces with a base gravel or coarse gravel as soon as possible;
- Use traffic control to restrict speed and route;
- Water Application with frequent reapplication during warm sunny days will mitigate dust. The distribution of water should not cause turbid runoff; and
- Sweep and Vacuum paved road surface when dry. Sweep from the centerline to the edge of the travel way. Do not sweep into a waterbody or wetland.

The public roadway may also require sweeping.

5.4 Debris and Other Materials

Construction waste will be contained in a dumpster and hauled off. Waste containers will be provided by the contractor on-site to collect the construction waste. Construction and demolition debris will be disposed of off-site by a commercial hauler. The construction debris will be hauled to a licensed landfill. Waste containers will prevent litter, construction debris, and chemicals exposed to stormwater from becoming a pollutant source.

5.5 Excavation De-Watering

Water collected through excavation dewatering will be spread through natural wooded buffers or routed to a sedimentation basin. The water will not be allowed to flow over disturbed areas of the site. Dewatering water will be collected from the ponded area and disposed of in accordance with notes on Drawing C-300 and the drawings attached to this Plan.

5.6 Vehicle and Equipment Washing

Equipment and vehicles will be washed outside of natural resources and out of the drainage patterns to the natural resource. The polluted water will be contained on-site in designated areas. No soaps, solvents, detergents or other cleaning solutions will be used on-site.

When washing applicators and containers for concrete applications, wash wastewater will be directed into a leak-proof lined pit. The washout area will not be located adjacent to site drainage features, storm inlets, and receiving waters in accordance with the drawings provided with this Plan.

5.7 Authorized Non-Stormwater Discharges

Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified, and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- Discharges from firefighting activity;
- Fire hydrant flushing;
- Vehicle wash water if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- Dust control runoff in accordance with permit conditions and Appendix (C)(3);
- Routine external building washdown, not including surface paint removal, that does not involve detergents;

- Pavement wash water (where spills/leaks of toxic or hazardous materials have not occurred unless all spilled material has been removed) if detergents are not used;
- Uncontaminated air conditioning or compressor condensate;
- Uncontaminated groundwater or spring water;
- Foundation or footer drain-water where flows are not contaminated;
- Uncontaminated excavation dewatering;
- Potable water sources including waterline flushing; and
- Landscape irrigation.

Allowable non-stormwater discharges cannot be authorized under this permit unless they are directly related to and originate from a construction site or dedicated support activity (e.g., a pressure washing company cannot broadly use this general permit for their business operations, because general vehicle washing is not associated with a construction site).

5.8 Unauthorized Non-Stormwater Discharges

The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with MCGP Appendix C (7). Specifically, the Department's approval does not authorize discharges of the following:

- Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
- Soaps, solvents, or detergents used in vehicle and equipment washing.

5.9 Additional Requirements

There are no additional requirements specific to this project.

LUPC Received
7/1/2025

APPENDIX A

INSPECTION CHECKLIST AND REPORT FORM

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ENGINEERS

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before and After a Storm	After Construction
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Areas steeper than 2:1 are riprapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized– channels that will be riprapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X

CATCH BASIN SYSTEMS			
Catch basins are built properly	X		
Accumulated sediments and debris are removed from sump, grate and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

CONSTRUCTION INSPECTION FORM FOR EROSION AND SEDIMENT CONTROL					
General Information:					
Site Name:	Date:		Inspected by:		
Owner:					
Retained 3PI:	Last Rain Date:			Amount:	
Reason for Inspection:	Weekly	Winter	Final	Rain Event	Complaint
Description of disturbed area:					
Photos:					

	YES/NO/NA	COMMENTS
1. Is an Erosion and Sediment Control Plan available?		
ESC plan on-site and followed		
Other:		
2. Are all erosion control practices installed properly, maintained and functioning?		
Disturbed areas stable		
Concentrated flow inlet/outlet protection		
All areas at final grade		
Disturbed dormant areas stabilized		
Access roads and parking		
Hillsides and stockpiles		
Other:		
3. Are all sedimentation control practices installed properly, maintained and functioning?		
Construction entrance		
Sedimentation basins/traps/diversions		
Perimeter controls		
Check dams		
Other:		
4. Is maintenance of ESC measures, construction activities and housekeeping kept-up?		
Sedimentation/erosion in ditches		
Tracked Sediment or dust at exits		
Hazardous material storage and spill control practices		
Waste management (concrete, hazardous material, etc.)		
Other:		
5. Violation, Corrective Actions, Recommendations		
Sediment discharged from site?		
Corrective action required?		
Site compliant with all permits?		
Notice of violation or stop work order issued?		
Comments/Corrective Actions (complete corrective actions before the next rain event and within 7 day)		

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7/1/2025

APPENDIX B

DRAWINGS: C-101 THROUGH 104 AND C-300

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ENGINEERS

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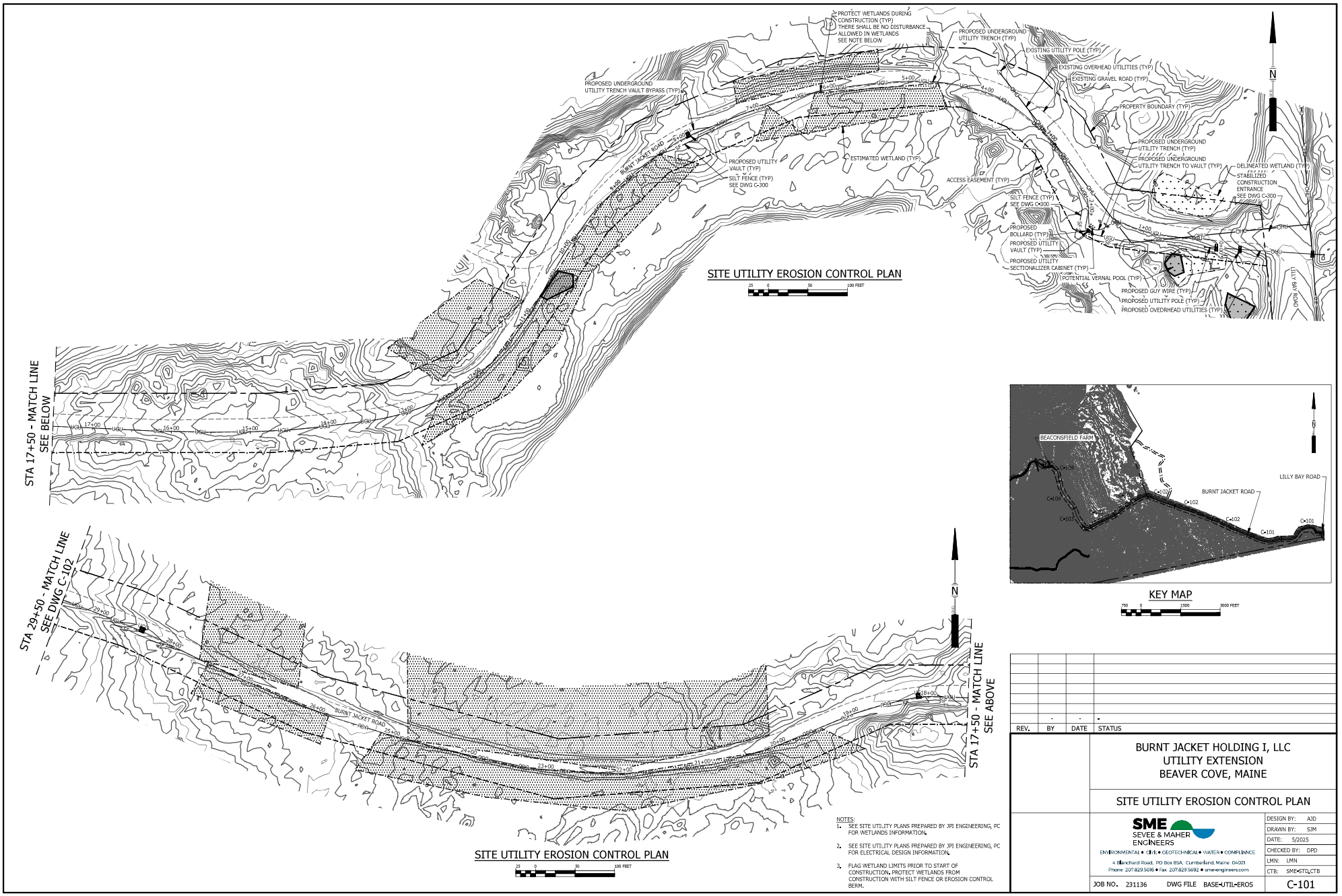
7/1/2025



NOTES:

1. SEE SITE UTILITY PLANS PREPARED BY JPI ENGINEERING, PC FOR WETLANDS INFORMATION.
2. SEE SITE UTILITY PLANS PREPARED BY JPI ENGINEERING, PC FOR ELECTRICAL DESIGN INFORMATION.
3. FLAG WETLAND LIMITS PRIOR TO START OF CONSTRUCTION. PROTECT WETLANDS FROM CONSTRUCTION WITH SILT FENCE OR EROSION CONTROL BERM.

REV.	BY	DATE	STATUS
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BURNT JACKET HOLDING I, LLC
UTILITY EXTENSION
BEAVER COVE, MAINE

SITE UTILITY EROSION CONTROL PLAN

SME
SEVEE & MAHER ENGINEERS
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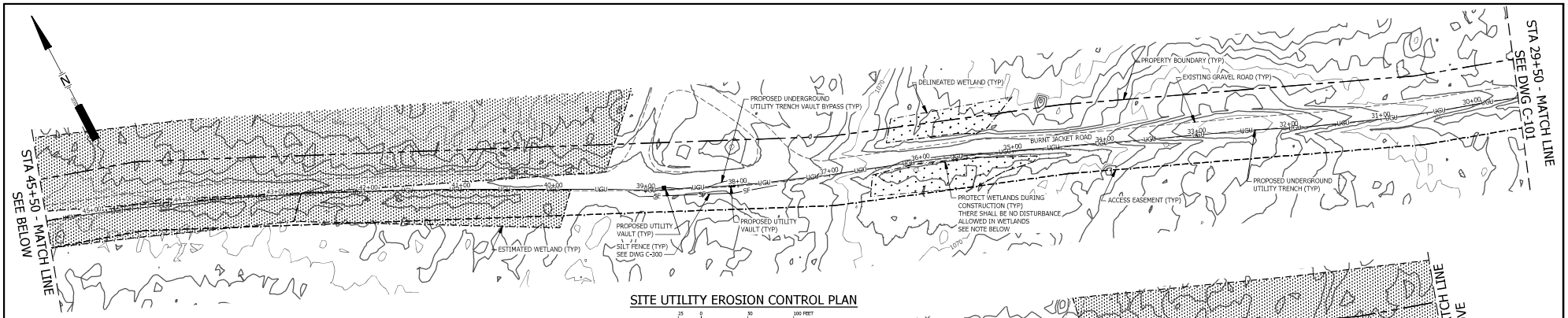
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

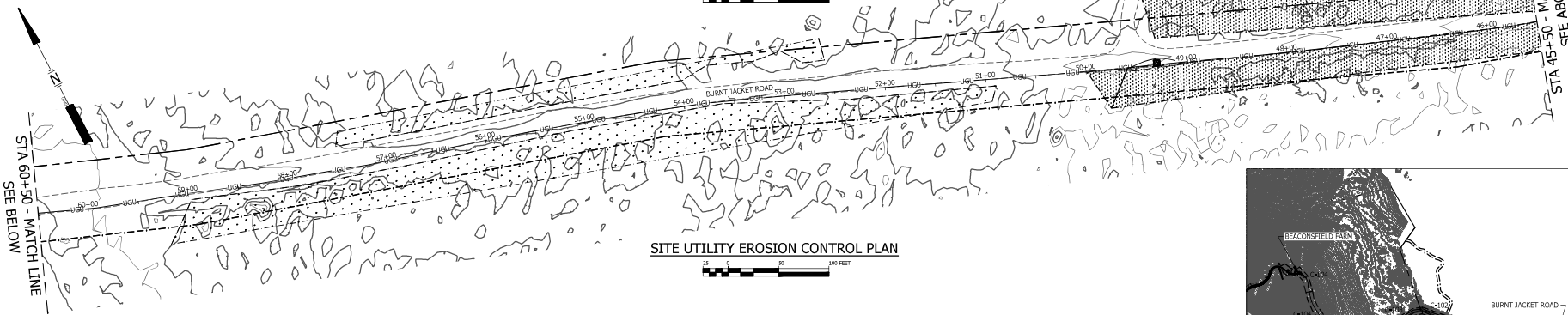
DESIGN BY:	AJD
DRAWN BY:	SJM
DATE:	5/2025
CHECKED BY:	DPD
LMN:	LMN
CTB:	SME-STD.CTB
JOB NO. 231136	DWG FILE BASE-UTIL-EROS
	C-101

LUPC Received
7/1/2025



SITE UTILITY EROSION CONTROL PLAN

25 0 50 100 FEET



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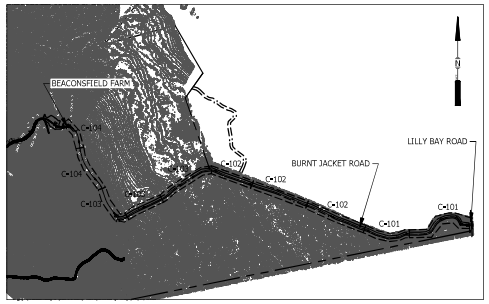
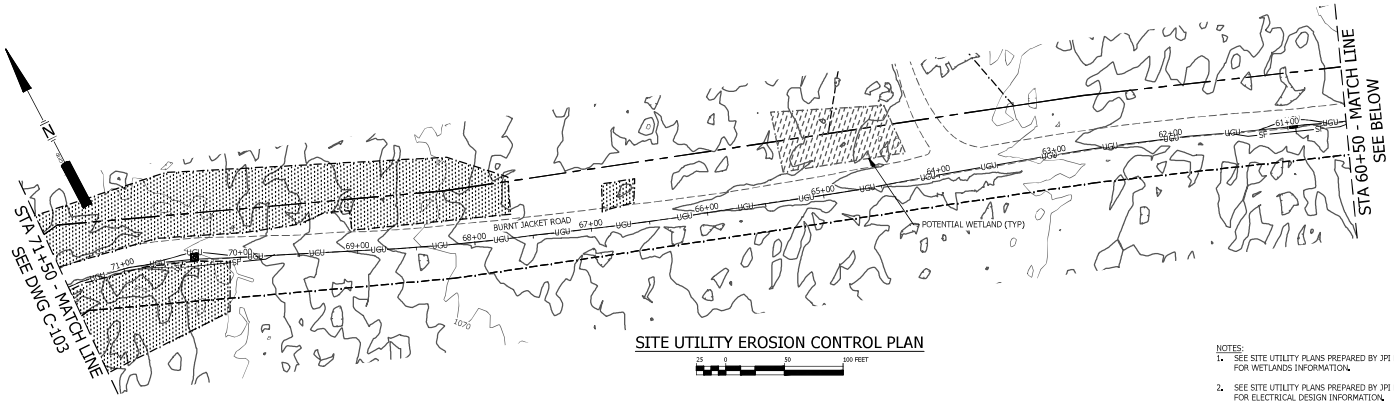


KEY MAP

750 0 1500 3000 FEET



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	C-102

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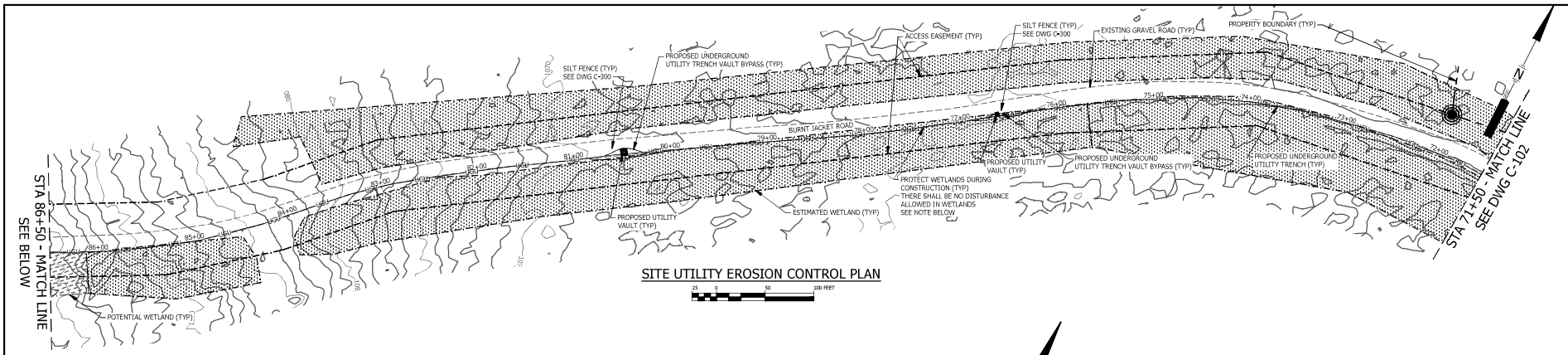
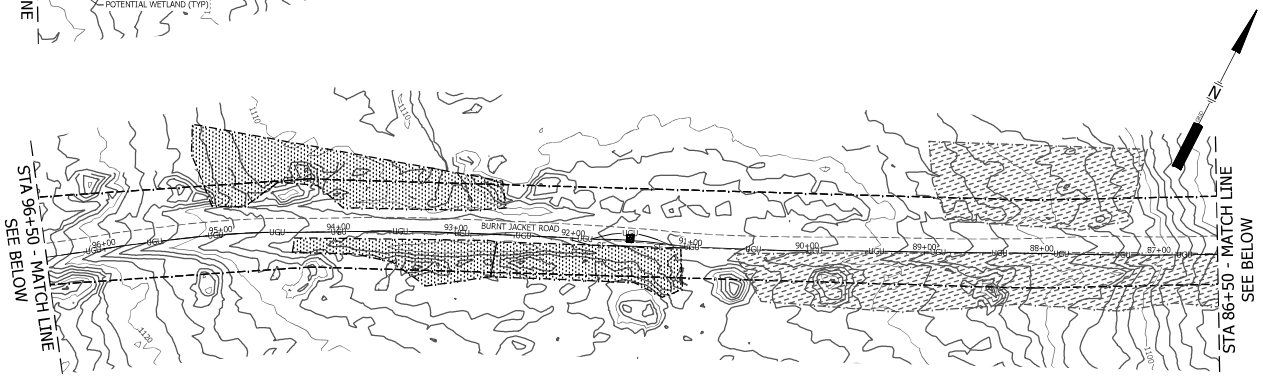


SITE UTILITY EROSION CONTROL PLAN



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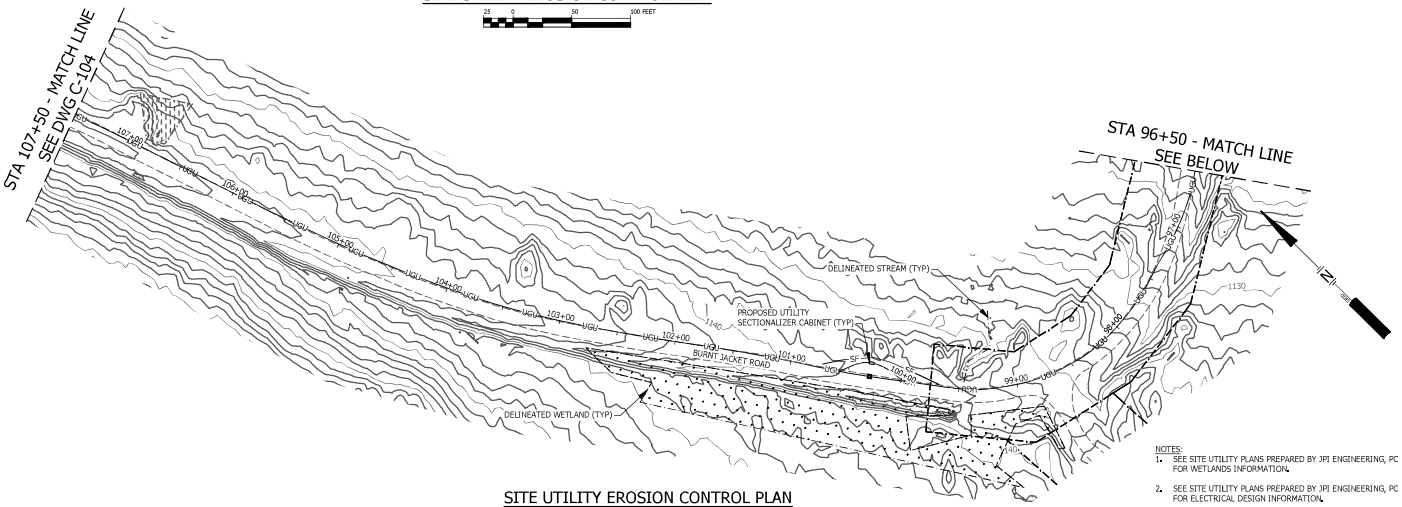

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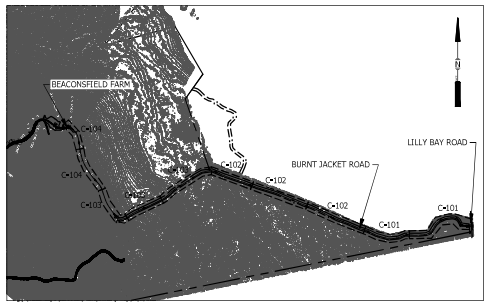

KEY MAP

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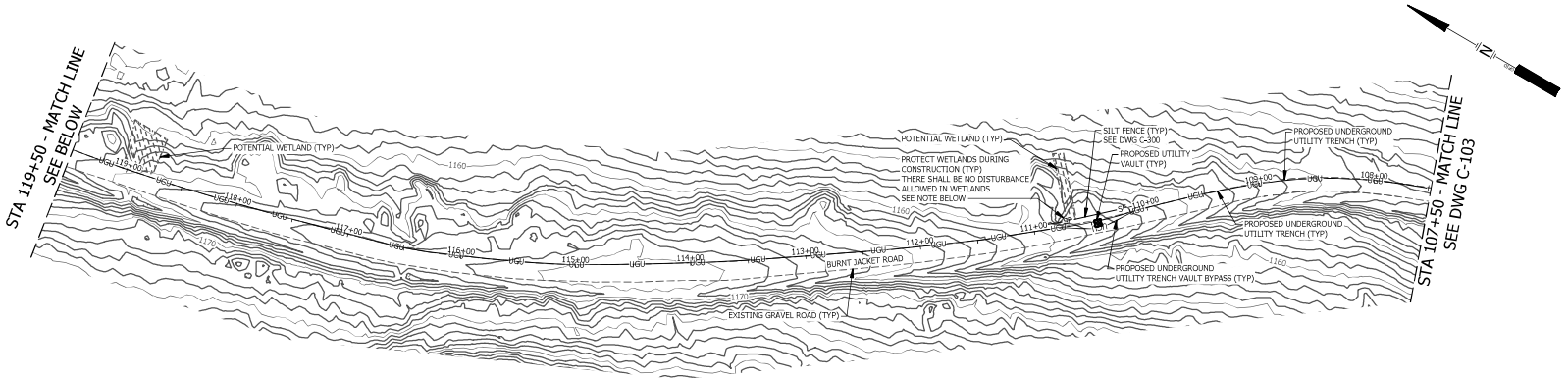
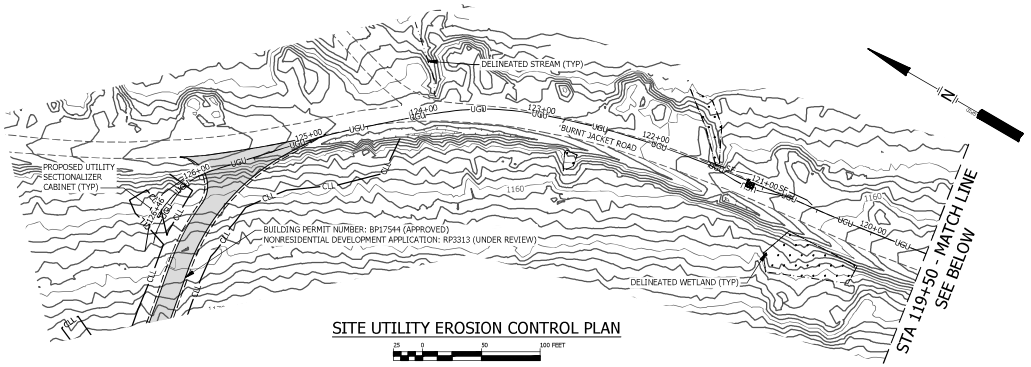


SITE UTILITY EROSION CONTROL PLAN

25 0 50 100 FEET



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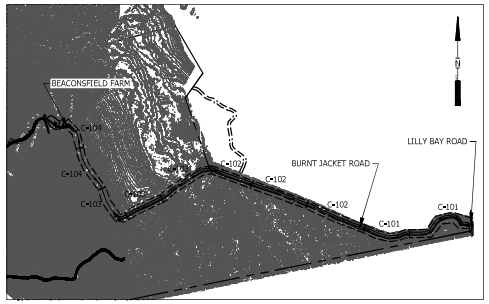

KEY MAP

750 0 1500 3000 FEET

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BURNT JACKET HOLDING I, LLC
UTILITY EXTENSION
BEAVER COVE, MAINE

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C-104	

LUPC Received
7/1/2025

EROSION CONTROL NOTES:

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP), October 2016.

2. The site Contractor (to be determined) will be responsible for the inspection and repair/replacement/maintenance of all erosion control measures, disturbed areas, material storage areas, and vehicle access points until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.

4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

5. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the Owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.

6. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded, and mulched.

Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be installed at locations shown on the plans and/or downgradient of all construction activity.

b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.

c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

Stone check dams will be installed in grass-lined swales and ditches during construction. Remove stone check dams when they have served their useful purpose, but not before upgradient areas have been permanently stabilized.

4. EROSION CONTROL MIX SEDIMENT BARRIER

a. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.

b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. TEMPORARY MULCHING

Use temporary mulch in the following locations and/or circumstances:

- In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spill or prior to any storm event.
- Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
- Areas which have been temporarily or permanently seeded will be mulched immediately following seeding.
- Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the growing season.
- Mulch can be used in conjunction with tree, shrub, vine, and ground cover plantings.
- Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 - April 15).

The following materials may be used for temporary mulch:

a. Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

b. Erosion Control Mix: It can be used as a stand-alone reinforcement:
- on slopes 2 horizontal to 1 vertical or less;
- on frozen ground or forested areas; and
- at the edge of gravel parking areas and areas under construction.

c. Erosion control mix alone is not suitable:
- on slopes with groundwater seepage;
- at low points with concentrated flows and in gullies;
- at the bottom of steep perimeter slopes exceeding 100 feet in length;
- below culvert outlet aprons; and around catch basins and closed storm systems.

d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.

e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15 to October 15) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
- the base of grassed waterways;
- steep slopes (15 percent or greater); and
- any disturbed soil within 100 feet of lakes, streams, or wetlands.

During the late fall and winter (October 15 to April 15) use heavy grade mats indicated on drawings for all areas.

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).

2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas prior to reaching the water body or property line.

E. PERMANENT MEASURES

1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.

2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

b. Mulch in accordance with specifications for temporary mulching.

c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

d. Any fertilizer used on the site to be free of phosphorus.

3. Ditches and Channels: All ditches on-site will be lined with North American Green P300 erosion control mesh (or an approved equal) upon installation of loam and seed unless otherwise noted.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the resource.

2. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

3. Mulching:
- All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
- Mulch will not be spread on top of snow.
- After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.
- Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.

5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources. Sediment barriers should be installed downgradient of stockpiles. Stormwater shall be directed away from stockpiles.

6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.

7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, and at least once a week, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

8. Identified repairs will be started no later than the end of the net work day and be completed within seven (7) calendar days.

Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

1. Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.

2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:

a. Stabilize the soil with temporary vegetation and erosion control mesh.
b. Stabilize the slope with erosion control mix.
c. Stabilize the slope with stone riprap.
d. Slopes steeper than 1.5:1 are prohibited.

3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

1. Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

I. Housekeeping

1. Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control. If off-site tracking occurs roadways should be swept immediately and no loss once a week and prior to significant storm events.

4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

5. Trench or foundation de-watering. Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

(a) Discharges from firefighting activity;

(b) Fire hydrant flushings;

(c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

(d) Dust control runoff in accordance with permit conditions and section I3;

(e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

(f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;

(g) Uncontaminated air conditioning or compressor condensate;

(h) Uncontaminated groundwater or spring water;

(i) Foundation or footer drain-water where flows are not contaminated;

(j) Uncontaminated excavation dewatering (see requirements in section I5);

(k) Potable water sources including waterline flushings; and

(l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non stormwater, other than those discharges in compliance with section I6. Specifically, the Department's approval does not authorize discharges of the following:

(a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

(b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

(c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

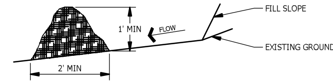
(d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements. Additional requirements may be applied on a site-specific basis.

J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Summer 2025 and end in Winter 2026.

- Mobilization
- Install temporary erosion control measures
- Clearing and grubbing as necessary
- Install overhead utility poles
- Excavate trench and install electrical utilities
- Backfill and compact trench
- Site stabilization, loam and seed as necessary
- Remove temporary erosion control measures



EROSION CONTROL MIX SEDIMENT BARRIER

NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
F. PH: 5.0 - 8.0

2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.

3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.

4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
A. AT LOW POINTS OF CONCENTRATED FLOW
B. BELOW CULVERT OUTLET APRONS
C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
E. AROUND CATCH BASINS AND CLOSED STORM SYSTEMS

5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.

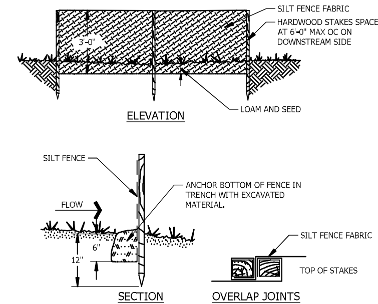
6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.

7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.

9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

10. IF TEMPORARY BERMS ARE USED AS SILT BARRIERS, THEY ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.

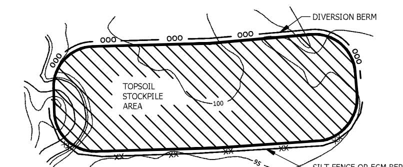


SILT FENCE

NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

NTS

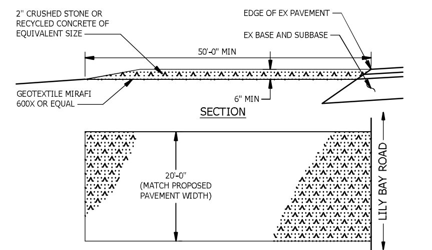


NOTES:

1. LOCATE SOIL STOCKPILES AS FAR FROM PROTECTED RESOURCES AS POSSIBLE (PONDS, RIVERS, STREAMS, BROOKS, & WETLANDS). LOCATE SOIL STOCKPILES AWAY FROM AREAS OF CONCENTRATED FLOW OR POTENTIAL FLOODING.
2. ERECT SEDIMENT BARRIER (SILT FENCE OR ECM BERM) DOWN SLOPE OF STOCKPILES.
3. STABILIZE STOCKPILES THAT WILL NOT BE WORKED FOR 14 OR MORE DAYS IN THE GROWING SEASON OR WILL REMAIN UNWORKED OR PARTIALLY UNWORKED OVER THE WINTER (NOVEMBER 1 TO APRIL 15) WITH TEMPORARY SEED, MULCH AND MULCH ANCHORING OR EROSION CONTROL BLANKET OR MESH AS SPECIFIED IN THE EROSION CONTROL PLAN. IN WINTER APPLY HAY MULCH AT THE RATE OF AT LEAST 150 LBS/1000 SF AND THICK ENOUGH THAT THE GROUND SURFACE IS NOT VISIBLE AND ANCHOR IF STOCKPILE HAS NOT BEEN PERMANENTLY STABILIZED USING ANOTHER METHOD (TARPS, PERMANENT SEED (< 90% VEGETATED), EROSION CONTROL BLANKET OR EROSION CONTROL MIX. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN.
C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
F. PH: 5.0 - 8.0.
4. IF SLOPE OF LAND IS GREATER THAN 5%, CONSTRUCT A DIVERSION BERM UPHILL OF THE STOCKPILE TO DIVERT FLOW.

SOIL STOCKPILE

NTS



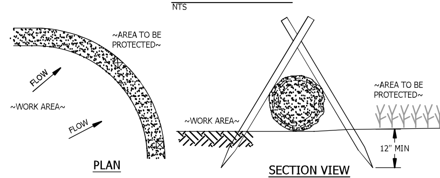
NOTES:

1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.

2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION AND PAVEMENT.

STABILIZED CONSTRUCTION ENTRANCE

NTS



NOTES:
1. FILTER SOCK SHALL BE 12" DIAMETER MIN
2. SOCKS TO BE FILLED WITH BIODEGRADABLE COMPOST MATERIAL.
3. WOODEN STAKES SHALL BE PLACED DOWNSLOPE OF THE FILTER SOCK IN AN X-SHAPE PATTERN.

SILT SOCK

NTS

REV.	BY	DATE	STATUS
	-	-	-

BURNT JACKET HOLDING I, LLC
UTILITY EXTENSION
BEAVER COVE, MAINE

EROSION CONTROL NOTES AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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DESIGN BY:	AJD
DRAWN BY:	SJM
DATE:	5/2025
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB

JOB NO. 231136 DWG FILE DETAILS-UTIL C-300

LUPC Received
7/1/2025

EXHIBIT 26 - WILDLIFE PASSAGE:

The project will not impact existing stream or wetland crossings along Burnt Jacket Road. No wetland or vernal pool impacts are anticipated from construction of the project.

EXHIBIT 27 - SITE ACCESS:

The project will be accessed off of Lily Bay Road.

The proposed utility line extension will follow Burnt Jacket Road for approximately 12,711 feet (i.e. +/- 60 feet above ground; and +/- 12,651 feet below ground). Burnt Jacket Road is a private road located entirely on the applicant's property. The remaining portion of the extension branches off Burnt Jacket Road and runs for an additional 4,004 feet through the applicants property along the proposed private road (refer to the Non-residential Permit RP-3313 issued on 6/25/2025). The applicant's property has historically been used as commercial timberlands, and Burnt Jacket Road was established as, and continues to be used as a gravel land management road. Portions of Burnt Jacket Road are maintained by a road association, Allagash Burnt Jacket Road Association, whose members are owners of properties that are accessed from Lily Bay Road, over Burnt Jacket Road and Allagash Road.

EXHIBIT 28 - ROADWAY CONSTRUCTION AND UPGRADES:

LUPC Received
7/1/2025

The project is discussed in Exhibit 17 above. The proposed project involves CMP's installation of poles and wires within approximately 60 feet of Lily Bay Road, adjacent to Burnt Jacket Road, to bring power into the property and construction of an approximately 12,651-foot long, 3-foot wide, underground utility line extension to provide power and communications services to a few residential and land management structures. The utility line extension will follow Burnt Jacket Road which is a privately owned and maintained gravel road. The extension will then branch off of Burnt Jacket Road, and follow the proposed private road through the applicant's property (see the Non-residential Permit RP-3313 issued on 6/25/2025).

Blasting may be required for construction of portions of the trench. The contractor selected for any necessary blasting will prepare and submit a blasting plan for approval prior to the start of blasting.

EXHIBIT 29 - PROJECT MAINTENANCE:

LUPC Received
7/1/2025

The proposed private underground utility line extension will be maintained by the applicant.

EXHIBIT 30 - PHOSPHOROUS CONTROL:

LUPC Received
7/1/2025

The project is located on a 1,423.5-acre forested lot within the direct watershed of Moosehead Lake. The lake is larger than 10 acres and is not At Risk for New Development or Severely Blooming. The project will create a disturbed area of more than one acre and is therefore required to consider phosphorous control. Using the Maine DEP Phosphorous Control Manual, the Project Phosphorous Budget (PPB) for the lot is 41.22 lbs P/year. The parcel size exceeds the Small Watershed Threshold (SWT) for Moosehead Lake and the PPB has been reduced accordingly. Coefficients for Greenville, ME were used for this calculation as none are given for Beaver Cove.

The disturbance area for the utility extension will be primarily within the limits of the existing gravel road and will not create any additional impervious area. In the areas of work beyond the road edge, disturbed vegetation will be allowed to regrow naturally post-construction and will not be landscaped. The utility extension project will not result in any new surface cover which contributes to phosphorous runoff. The pre-treatment Project Phosphorous Export (PPE) for the driveway project previously permitted on the same lot was calculated to be 10.79 lbs P/year. This includes all existing roads constructed on the lot after 1997 plus the proposed driveway and its associated landscaping. The PPE is well below the PPB, and as a result no treatment for phosphorous was required. PPB and PPE worksheets are included in Exhibit 30.

LUPC Received
7/1/2025
12-15-2015

Worksheet 1 - PPB calculations

Project Name: Beaconsfield Farm

Lake Watershed: Moosehead Lake

Town: Beaver Cove

Standard Calculations

Watershed per acre phosphorus budget (Appendix C)	**PAPB**	0.074	lbs P/acre/year
Total acreage of development parcel:	**TA**	1423.5	acres
NWI wetland acreage:	**WA**	85	acres
Steep slope acreage:	**SA**	191.9	acres
Project acreage: A = TA - (WA+ SA)	**A**	1146.6	acres
Project Phosphorus Budget: PPB = P x A	**PPB**	84.8484	**lbs P/year**

Small Watershed Adjustment

If Project Acreage (A) is greater than the threshold acreage for the small watershed threshold (SWT, from pertinent lake and town info in the table in Appendix C), calculate an alternative PPB using the analysis below and use this value if it is less than the the Standard Calculation PPB.

Small Watershed Threshold (Appendix C):	**SWT**	416	acres
Project acreage:	**A**	1146.6	acres
Allowable increase in town's share of annual phosphorus load to lake (Appendix C):	**FC**	122.63	lbs P/year
Area available for development (Appendix C):	**AAD**	6654	acres
Ratio of A to AAD (R=A/AAD)	**R**	0.172	

Project Phosphorus Budget

If R < 0.5, PPB = [(FC x R)/2] + [FC/4]	**PPB**	41.223	**lbs P/year**
If R> 0.5, PPB = FC x R	**PPB**	21.131	**lbs P/year**

1-15-09

Worksheet 2
Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment
Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: Beaconsfield Farm **Development type**: _____ Sheet # _____

Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre-treatment Algal Av. P Export (lbs P/year)	Treatment Factor for BMP(s) from Chapter 6	Post-treatment Algal Av. P Export (lbs P/year)	Description of BMPs
Driveway	1.98	1.75	3.465	1	3.465	
Landscaping	2.51	0.8	2.008	1	2.008	
Existing Roads (Post-1997)	3.04	1.75	5.32	1	5.32	
			0	1	0	
			0	1	0	
			0	1	0	
			0	1	0	
			0	1	0	
			0	1	0	
			0	1	0	
		Total Pre-PPE (lbs P/year)	10.793	**Total PostPPE (lbs P/year)**	10.793	

Appendix D: Worksheet 3 - Mitigation credit

Project name: Beaconsfield Farm Project **Development type**: Driveway Sheet # 3 of 4

Mitigation credit when a pre-existing source is being eliminated

Mitigation Source Area Land Use	Acres	Export Coefficient (lbs P/acre/year)	Modifier	Pre-treatment Historical P Export (lbs P/year)	Treatment Factor for Historical BMP(s) (1.0 if no BMPs)	Historical P Export (lbs P/year)			Mitigation Credit (lbs P/year)	Comments
			0.5	0	1	0			0	
			0.5	0	1	0			0	
			0.5	0	1	0			0	
				Total source elimination mitiagion credit (SEC)					**0**	**lbs P/year**

Mitigation credit when a pre-existing source is treated by a new BMP

Mitigation Source Area Land Use	Acres	Export Coefficient (lbs P/acre/year)	Modifier	Pre-treatment Historical P Export (lbs P/year)	Treatment Factor for Historical BMP(s) (1.0 if no BMPs)	Historical P Export (lbs P/year)		Treatment Factor for New BMP(s) Chapter 6	Mitigation Credit (lbs P/year)	Comments
			0.5	0	1	0	1 -		0	
			0.5	0	1	0	1 -		0	
			0.5	0	1	0	1 -		0	
				Total source treatment mitiagion credit (STC)					**0**	**lbs P/year**

TOTAL MITIGATION CREDIT (SEC + STC)	**0**	**lbs P/year**

LUPC Received
7/1/2025

WORKSHEET 4 - PROJECT PHOSPHORUS EXPORT SUMMARY

Summarizing the project's algal available phosphorus export (PPE)

Project Name: Beaconsfield Farm

Project Phosphorus Budget - Worksheet 1	**PPB**	41.22	lbs P/year
Total Pre-Treatment Phosphorus Export - Worksheet 2	**Pre-PPE**	10.79	lbs P/year
Total Post-Treatment Phosphorus Export - Worksheet 2	**Post-PPE**	10.79	lbs P/year
Total Phosphorus Mitigation Credit - Worksheet 3	**TMC**	0.00	lbs P/year
Project Phosphorus Export (Post-PPE - TMC)	**PPE**	10.79	lbs P/year

Is the Project Phosphorus Export ≤ the Project Phosphorus Budget? (PPE≤PPB)

*If **YES**, PPE is less than or equal to PPB and the project meets its phosphorus budget .* *If **NO,** PPE is greater than PPB, more reduction in phosphorus export is required or the payment of a compensation fee may be an option*	YES
The amount of phosphorus that needs further treatment or compensation	0 lbs P/year

Has Project Phosphorus Export been sufficiently reduced?
Is (Pre-PPE - Post-PPE)/Pre-PPE greater than 0.60?

*If **YES**, in some watersheds the compensation fee is an available option.* *If **NO**, more treatment must be provided. PPE must be further reduced.*	N/A
*The post-treatment phosphorus export must be less than 40% of the pre-treatment export (Post-PPE < 0.4*Pre-PPE)*	N/A

If the project is located in a watershed that is eligible for a compensation fee (or is a residential subdivision with buffers), a compensation fee may be appropriate as follows:

If Project Export has been reduced by greater than 60% and less than 75%, $25,000 per pound minus $833 per 1% Percent Export	**N/A**
If Project Export has been reduced by greater than 75%, $12,500 per pound minus $500 per 1% Project Export	**N/A**